



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1												
Exterior Wall	31	HARDIE BRD 100		0900	01	2,518	105.9840	139.90	352,268	2024	2024	0	0	0	0.00	100.00													
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025										Heated Area: 2189															
Roof Cover	03	COMP SHNGL 100												HX Base Yr 2025															
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMNT 70																											
Interior Floor	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA														04												
NEIGHBORHOOD/LOC				4097.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,257	100	2025	1,257	175,854																								
FGR	504	55	2025	277	38,752																								
FOP	60	30	2025	18	2,518																								
FOP	99	30	2025	30	4,197																								
FUS	932	100	2025	932	130,387																								
STR	40	10	2025	4	560																								
TOTALS				2,892			2,518	352,268																					
EXTRA FEATURES				259 PLUM ORCHARD LN, YULEE																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0811	CONCRETE B	0 100	0	0	565.00	SF	5.20	5.20	100	2025	2024		100	2,938														