

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2															
ELEMENT		CD		31		HARDIE BRD 100		0900		01		2,399		103.5272		136.66		327,847		2012		2012		0		0		5.50		94.50					
Exterior Wall		03		GABLE/HIP 100		1		SINGL FAM - 100%		- 2023		Heated Area: 2148		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		337,038		TOTAL MARKET OB/XF VALUE		16,787					
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		TOTAL LAND VALUE - MARKET		559,940		TOTAL MARKET VALUE		37,803		ASSESSED VALUE		522,137		TOTAL EXEMPTION VALUE		13		522,137		BASE TAXABLE VALUE		0					
Interior Wall		13		LVT/LAMNT 80		11		CLAY TILE 20		03		CENTRAL 100		04		AIR DUCTED 100		TOTAL JUST VALUE		559,940		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		507,422					
Interior Floo		03		CENTRAL 100		04		AIR DUCTED 100		BLDG #2: AP% FOR DEFERRED MAINTENANCE- USED AS STR																									
Air Condition		03		CENTRAL 100		04		AIR DUCTED 100		PERMIT NUM		DESCRIPTION		AMT		ISSUED		C1226033		CO ISSUED		0		10/08/2012		E25222		NEW CONSTR		0		07/01/2012			
Heating Type		04		AIR DUCTED 100		1. 100		0 100		00		NONE 100								P15906		NEW CONSTR		0		05/01/2012		B26033		NEW CONSTR		239,269		05/01/2012	
Bedrooms				3 100		2 100		02		WOOD FRAME 100																									
Bathrooms				1. 100		0 100		00		NONE 100																									
Frame				02		Quality Level 02																													
Stories				0100		SINGLE FAMILY																													
Units				MAP NUM		MKT AREA		05		NEIGHBORHOOD/LOC		5001.00																							
Occupancy				AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
				BAS		2,148		100		2012		2,148		277,401																					
				FGR		400		55		2012		220		28,411																					
				FOP		60		30		2012		18		2,325																					
				PTO		264		5		2012		13		1,679																					
				TOTALS		2,872						2,399		309,815																					
				EXTRA FEATURES		57001 FISHERMANS 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		0940		SHEDS/PORT		0 100		24 16		384.00		SF		30.00		30.00		100		2024		2020				86		9,907			
				2		1242		WD DECK A		0 100		0 0		800.00		SF		10.00		10.00		100		2024		2020				86		6,880			

[illegible]