

[illegible]

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	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		6500	01	1,576	46.9200	17.36	27,359	2008	2008		0	0	22.00	78.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES - 100% - 1989										Heated Area: 1440										HX Base Yr 1989									
Roof Cover		12	MODULAR MT 100		UCP 2008 BAS 2008																													
Interior Wall		07	NONE 100																															
Interior Floo		03	CONC FINSH 100																															
Air Condition		01	NONE 100																															
Heating Type		01	NONE 100																															
Bedrooms			0 100																															
Bathrooms			0 100																															
Frame		05	STEEL 100																															
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,440	100	2008	1,440	19,498																													
UCP	680	20	2008	136	1,842																													
TOTALS		2,120			1,576	21,340																												
EXTRA FEATURES					97117 LEE RD, 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																	
LAND DESCRIPTION										TOTAL OB/XF										0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 1.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000	PRINTED 07/30/2025 BY SYS																									