



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	31	HARDIE BRD 100	0900	01	1,926	138.6210	182.98	352,419	2024	2024	0	0	0	0.00	100.00	STANDARD																																														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2025										Heated Area: 1575				HX Base Yr																																													
Roof Cover	03	COMP SHNGL 100																																																												
Interior Wall	05	DRYWALL 100																																																												
Interior Floor	11	CLAY TILE 100																																																												
Air Condition	03	CENTRAL 100																																																												
Heating Type	04	AIR DUCTED 100																																																												
Bedrooms		2 100																																																												
Bathrooms		2 100																																																												
Frame	02	WOOD FRAME 100																																																												
Stories	1.	1. 100																																																												
Units		0 100																																																												
Quality			06	Quality Level 06																																																										
DOR CODE			0100	SINGLE FAMILY																																																										
MAP NUM				MKT AREA		04																																																								
NEIGHBORHOOD/LOC			4094.00																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																									
BAS	1,575	100	2025	1,575	288,194																																																									
FGR	504	55	2025	277	50,685																																																									
FOP	48	30	2025	14	2,562																																																									
FSP	150	40	2025	60	10,979																																																									
TOTALS			2,277		1,926	352,419							BLD DATE		LGL DATE		05/13/2025		MLU																																											
EXTRA FEATURES							600 ECLIPTIC LOOP, YULEE										XF DATE		LAND DATE		AG DATE																																									
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	0855	CONC PAVER	0	0	0	0	640.00	SF	10.00	10.00	100	2025	2024		100	6,400																																														