

NORTH YULEE PB 2/26

YULEE, FL 32097

2025

50-3N-27-4720-0091-0020

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4			
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		05		AVERAGE 100		0820		02		700		111.0000		88.80		62,160		1988		1988		0		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		M/H 93-		- 0%		- 2023				Heated Area: 700														Tax Group: 4					Tax Dist:						
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					18,648						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,596						
Interior Floo		08		SHT VINYL 50																										TOTAL LAND VALUE - MARKET					71,340						
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					94,584						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					94,584						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				1 100																										BASE TAXABLE VALUE					94,584						
Frame				N/A 100																										TOTAL JUST VALUE					94,584						
Stories		0		0 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					88,222						
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																															04						
NEIGHBORHOOD/LOC		4053.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		700		100		2013		700		18,648																															
TOTALS		700						700		18,648																															
EXTRA FEATURES																																									
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		1242		WD DECK A		0 0		8 10		80.00		SF																													