



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	05	AVERAGE 80		0100	01	3,371	110.9152	110.92	373,911	1994	2002	0	0	0	10.80	89.20	VALUATION BY																
Exterior Wall	21	STONE 20		1 SINGLE FAM - 100% - 1992										Heated Area: 2792										HX Base Yr 1992									
Roof Structure	03	GABLE/HIP 100												Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										333,529									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										11,884									
Interior Floor	14	CARPET 60												TOTAL LAND VALUE - MARKET										114,750									
Interior Floor	11	CLAY TILE 40												TOTAL MARKET VALUE										460,163									
Air Condition	03	CENTRAL 100		SOH/AGL Deduction										297,163																			
Heating Type	04	AIR DUCTED 100		ASSESSED VALUE										163,000																			
Bedrooms	3	100		TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms	2	100		BASE TAXABLE VALUE										112,278																			
Frame	02	WOOD FRAME 100		TOTAL JUST VALUE										460,163																			
Stories	1.5	1.5 100		NCON VALUE										0																			
Units	0	100		INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100		PREVIOUS YEAR MKT VALUE										439,306																			
Occupancy	00	NONE 100																															
Quality	05	Quality Level 05																															
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																												
BAL	144	15	2000	22	2,176																												
BAS	888	100	1993	888	87,859																												
BAS	952	100	1993	952	94,192																												
FEP	120	80	2016	96	9,498																												
FOP	200	30	2000	60	5,936																												
FUS	952	100	2000	952	94,192																												
UDU	480	55	1993	264	26,120																												
UGR	240	45	1993	108	10,685																												
UOP	144	20	2000	29	2,870																												
TOTALS	4,120			3,371	333,529																												
EXTRA FEATURES						96136 CONNER 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590																	
2	0810	CONCRETE A	0	100	0	0	402.00	SF	6.50	6.50	100	1994	1994	3	66	1,725																	
3	0810	CONCRETE A	0	100	0	0	242.00	SF	6.50	6.50	100	2005	2005	3	84	1,321																	
4	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2005	2005	3	36	3,888																	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2005	2005	3	36	1,296																	
6	0681	POLE SHED	0	100	10	6	60.00	SF	15.00	15.00	100	2005	2005	3	36	324																	
7	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2017	2017	3	74	740																	
LAND DESCRIPTION																		TOTAL OB/XF 11,884															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	100	0008	RSF-1	0.00	0.00	1.50	AC		1.00	1.00	0.90	85,000.00	76,500.00	114,750																
REVIEW DATE 10/25/2019 BY KW Total Acres: 1.50 Total Land Value: 114,750 Market: 0 Agricultural: 0 Common: 114,750 PRINTED 07/30/2025 BY SYS																																	