

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	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 100		1701	04	5,520	112.2615	157.73	870,670	2009	2009	0	0	35	11.00	54.00	VALUATION BY		STANDARD														
Roof Structure	04	WOOD TRUSS 100		6 OFFICE - 0% - 0										Heated Area: 5380										HX Base Yr									
Roof Cover	03	COMP SHNGL 100												BAS 2009										BAS 2010									
Interior Wall	05	DRYWALL 100																															
Interior Floor	11	CLAY TILE 100																															
Ceiling	02	F.NOT SUS 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Fixtures	18	100																															
Frame	03	MASONRY 100																															
Story Height	10	100																															
RMS	28	100																															
Stories	1.	1. 100																															
Units	0	100																															
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		1700	OFFICE BUILDINGS																														
MAP NUM			MKT AREA		04																												
NEIGHBORHOOD/LOC		4051.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,810	100	2009	2,810	239,339																												
BAS	2,570	100	2010	2,570	218,898																												
CAN	455	30	2009	136	11,584																												
DCK	18	10	2009	2	170																												
DCK	18	10	2009	2	170																												
TOTALS		5,871			5,520	470,162																											
EXTRA FEATURES					86056 PAGES DAIRY 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																
1	0803	ASPHALT C	0	0	0	0	8,975.00	SF	2.00	2.00	100	2009	2009	3	62	11,129																	
2	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20	5.20	100	2009	2009	3	89	3,684																	
3	0400	CONC CURB	0	0	0	0	351.00	LF	15.00	15.00	100	2009	2009	3	92	4,844																	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	3,744																	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2009	2009	3	74	740																	
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2009	2009	3	92	23																	
7	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2009	2009	3	100	300																	