

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																													
Exterior Wall	20	FACE BRICK 60								0100	01	2,723	105.8880	105.89	288,338	1975	1975	0	0	0	27.57	72.43	VALUATION BY																											
Exterior Wall	05	AVERAGE 40								1 SINGLE FAM - 100% - 2024										Heated Area: 2360										HX Base Yr										STANDARD										
Roof Structur	03	GABLE/HIP 100																												Tax Group: 4										Tax Dist:										
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										208,843										
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										73,250										
Interior Floo	14	CARPET 70																												TOTAL LAND VALUE - MARKET										270,300										
Interior Floo	12	HARDWOOD 30																												TOTAL MARKET VALUE										552,393										
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										6,188										
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										546,205										
Bedrooms	4	100																												TOTAL EXEMPTION VALUE										13										
Bathrooms	3	100																												BASE TAXABLE VALUE										0										
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										552,393										
Stories	2.	100																												NCON VALUE										0										
Units	0	100																												INCOME VALUE																				
BUD8 Adjustme	04	DIST 01 100																												PREVIOUS YEAR MKT VALUE										530,811										
Occupancy	00	NONE 100																																																
Quality		03	Quality Level 03																																															
DOR CODE		0100	SINGLE FAMILY																																															
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	1,556	100	1993	1,556	119,339																																													
BAS	84	100	2005	84	6,443																																													
FOP	211	30	1993	63	4,832																																													
FUS	720	100	1993	720	55,221																																													
PTO	64	5	1993	3	230																																													
UCP	1,484	20	2014	297	22,779																																													
TOTALS		4,119			2,723	208,843																																												
EXTRA FEATURES					86222 PAGES DAIRY RD, YULEE										BLD DATE										LGL DATE					05/08/2025					MLU															
															XF DATE										LAND DATE																									
															INC 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170																																		
2	0991	TENNIS CRT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	1990	1990	3	57	10,260																																		
3	0802	ASPHALT B	0	100	0	0	861.00	SF	2.40	2.40	100	1985	1985	3	50	1,033																																		
4	0855	CONC PAVER	0	100	0	0	2,925.00	SF	10.00	10.00	100	2006	2006	3	86	25,155																																		
5	0861	POOL GUNIT	0	100	30	22	660.00	SF	85.00	85.00	100	2006	2006	3	40	22,440																																		
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240																																		
7	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00	10.00	100	2006	2006	3	40	576																																		
8	0464	FNC GT 10'	0	100	0	0	1.00	UT	437.50	437.50	100	2006	2006	3	66	289																																		
9	0423	CL FNC 5'	0	100	0	0	508.00	LF	7.88	7.88	100	2006	2006	3	66	2,641																																		
10	0463	FENCE GATE	0	100	0	0	5.00	UT	345.00	345.00	100	2006	2006	3	66	1,139																																		
LAND DESCRIPTION										TOTAL OB/XF										65,943																														
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		OR	0.00	0.00	5.30	AC		1.00	1.00	0.60	85,000.00	51,000.00	270,300																																	
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REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.30 Total Land Value: 270,300 Market: 0 Agricultural: 0 Common: 270,300 PRINTED 07/30/2025 BY SYS