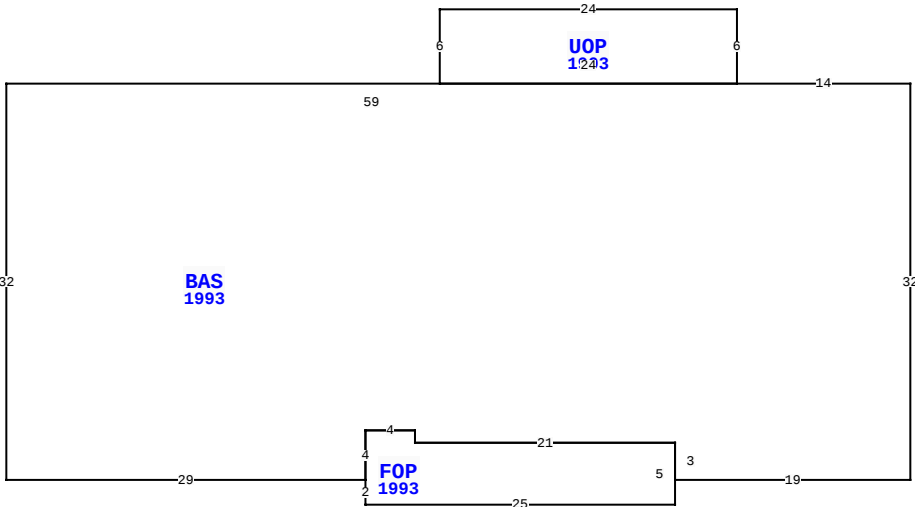


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	19		COMMON BRK 100		0100	01	2,325	131.6091	131.61	305,993	1984	1984		0	0	30.00	70.00	VALUATION BY											
Roof Structur	03		GABLE/HIP 100		1 SINGLE FAM - 100% - 2016										Heated Area: 2257					HX Base Yr 2016									
Roof Cover	03		COMP SHNGL 100												214,195														
Interior Wall	05		DRYWALL 100												13,633														
Interior Floo	14		CARPET 70												85,000														
Interior Floo	11		CLAY TILE 30												312,828														
Air Condition	03		CENTRAL 100												141,998														
Heating Type	04		AIR DUCTED 100												170,830														
Bedrooms			4 100												55,722														
Bathrooms			3 100												115,108														
Frame	02		WOOD FRAME 100												312,828														
Stories															0														
Units	1.		1. 100																										
BUD8 Adjustme	04		DIST 01 100																										
Occupancy	00		NONE 100																										
Quality		04	Quality Level 04																										
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	2,257	100	1993	2,257	207,931																								
FOP	129	30	1993	39	3,593																								
UOP	144	20	1993	29	2,672																								
TOTALS		2,530			2,325	214,195																							
EXTRA FEATURES					86154 WILLIAMS AVE, YULEE										BLD DATE					LGL DATE									
															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	1984	1984	3	54	1,890														
2	0811	CONCRETE B	0 100	0	0	1,104.00	SF	5.20	5.20	100	1993	1993	3	64	3,674														
3	1242	WD DECK A	0 100	0	0	244.00	SF	10.00	10.00	100	1990	1990	3	20	488														
4	0510	GARAGE WD-	0 100	22	22	484.00	SF	35.00	35.00	100	1990	1990	3	20	3,388														
5	0811	CONCRETE B	0 100	0	0	896.00	SF	5.20	5.20	100	2010	2010	3	90	4,193														
LAND DESCRIPTION										TOTAL OB/XF										13,633									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000												