

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT		CD	05 AVERAGE 80		0100 01		2,560		95.9040		95.90		245,504		1960		1970		0		0		24.00		76.00				
Exterior Wall		19	COMMON BRK 20		1		SINGLE FAM - 100% - 0		Heated Area: 2424		HX Base Yr 1993																		
Roof Structure		03	GABLE/HIP 100																										
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		04	PLYWOOD 100																										
Interior Floo		09	PINE WOOD 50																										
Interior Floo		14	CARPET 50																										
Air Condition		01	NONE 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms		3	100																										
Bathrooms		3	100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units		0	100																										
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
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																							
BAS		900	100	1993	900	65,596																							
BAS		1,524	100	1993	1,524	111,076																							
UCP		98	20	1993	20	1,458																							
UDU		210	55	1993	116	8,454																							
TOTALS		2,732			2,560	186,583																							
EXTRA FEATURES		86570 PAGES DAIRY RD, YULEE																											
BLD DATE												LGL DATE		04/11/2025		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	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540													
2		0810	CONCRETE A	0	100	0	440.00	SF	6.50	6.50	100	1960	1960	3	20	572													