

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																	
ELEMENT	CD	19	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Exterior Wall	19	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Roof Structur	03	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Roof Cover	03	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Interior Wall	03	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Interior Floo	12	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Interior Floo	11	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Air Condition	03	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Heating Type	04	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Bedrooms	04	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Bathrooms	04	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Frame	02	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Stories	1.	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Units	0	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUD8 Adjustme	04	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Occupancy	00	03	03	03	05	12	11	03	04	02	1.	04	00	03	0100	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
Quality										03	Quality Level 03																										
DOR CODE										0100	SINGLE FAMILY																										
MAP NUM										MKT AREA										04																	
NEIGHBORHOOD/LOC										4053.00																											
TOTALS										2,712	2,233										210,233																
EXTRA FEATURES										86280 PEEPLES RD, 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																					
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