



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	05	AVERAGE 100	0100	01	2,985	98.7000	98.70	294,620	1993	1993	0	0	0	15.00	85.00	VALUATION BY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2369											
Roof Cover	03	COMP SHNGL 100	FSP 1994													FUS 1993											
Interior Wall	05	DRYWALL 100	BAS 1993													FOP 1993											
Interior Floo	14	CARPET 70																									
Interior Floo	07	CORK/VTILE 30																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		2.5 100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units		0 100																									
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	1,511	100	1993	1,511	126,766																						
FGR	537	55	1993	295	24,749																						
FOP	577	30	1993	173	14,514																						
FSP	371	40	1994	148	12,417																						
FUS	858	100	1993	858	71,982																						
TOTALS			3,854		2,985	250,427																					
EXTRA FEATURES						86150 JENNY LN, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520											
2	0812	CONCRETE C	0	100	0	0	3,430.00	SF	4.00	4.00	100	1999	1999	3	75	10,290											
3	0681	POLE SHED	0	100	10	9	90.00	SF	15.00	15.00	100	1999	1999	3	26	351											

WILLIS ROBERT & SHERRY ANN
86150 JENNY LANE
YULEE, FL 32097

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