

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		20	FACE BRICK 100		0100		01	2,872	110.6380	110.64	317,758	1985	1999	0	0	0	18.75	81.25	VALUATION BY															
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0															Heated Area: 2534					HX Base Yr					STANDARD				
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					275,473									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					13,183									
Interior Floor		14	CARPET 100																	TOTAL LAND VALUE - MARKET					104,550									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					393,206									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					67,218									
Bedrooms		3	100																	ASSESSED VALUE					325,988									
Bathrooms		2	100																	TOTAL EXEMPTION VALUE					0									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					325,988									
Stories		1.	1. 100																	TOTAL JUST VALUE					393,206									
Units		0	100																	NCON VALUE					0									
BUD8 Adjustme		04	DIST 01 100																	INCOME VALUE														
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					375,872									
Quality		05	Quality Level 05																															
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	230	100	1993	230	20,676																													
BAS	1,614	100	1993	1,614	145,091																													
BAS	690	100	2015	690	62,028																													
FGR	484	55	1993	266	23,912																													
FOP	132	30	1993	40	3,596																													
FOP	35	30	2015	10	899																													
UOP	112	20	2021	22	1,978																													
TOTALS		3,297			2,872	258,178																												
EXTRA FEATURES						86100 RON NELSON LN, 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	0811	CONCRETE B	0	0	0	0	870.00	SF	5.20	5.20	100	1985	1985	3	44	1,991																		
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																		
3	0810	CONCRETE A	0	0	26	53	1,375.00	SF	6.50	6.50	100	2015	2015	3	95	8,491																		
4	0810	CONCRETE A	0	0	8	15	120.00	SF	6.50	6.50	100	2015	2015	3	95	741																		
LAND DESCRIPTION																																		
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	0		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	85,000.00	85,000.00	104,550																	

[illegible]