

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall	07	ASB SHNGLE 80								0100	01	1,091	98.1560	103.06	112,438	1954	1974	0	0	0	33.00	67.00	VALUATION BY STANDARD									
Exterior Wall	04	SINGLE SID 20								1 SINGLE FAM 0% - 2026 Heated Area: 984 HX Base Yr														Tax Group: 4 Tax Dist:								
RooF Structur	03	GABLE/HIP 100								UST2026 UOP1993 BAS1993 FOP1993														BUILDING MARKET VALUE 127,557								
RooF Cover	12	MODULAR MT 100																						TOTAL MARKET OB/XF VALUE 0								
Interior Wall	04	PLYWOOD 50																						TOTAL LAND VALUE - MARKET 225,000								
Interior Wall	05	DRYWALL 50																						TOTAL MARKET VALUE 352,557								
Interior Floo	09	PINE WOOD 100																						SOH/AGL Deduction 0								
Air Condition	03	CENTRAL 100																						ASSESSED VALUE 352,557								
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE 0								
Bedrooms		2 100																						BASE TAXABLE VALUE 352,557								
Bathrooms		1.5 100																						TOTAL JUST VALUE 352,557								
Frame Stories Units	02	WOOD FRAME 100																						INCON VALUE 60,633								
BUD8 Adjustme Occupancy	04	DIST 01 100								INCOME VALUE																						
	00	NONE 100								PREVIOUS YEAR MKT VALUE 268,320																						
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	984	100	1993	984	67,945																											
FOP	136	30	1993	41	2,831																											
UOP	240	20	1993	48	3,314																											
UST	40	45	2026	18	1,243																											
TOTALS		1,400				1,091		75,333		BLD DATE						LGL DATE			05/08/2026 MLU													
EXTRA FEATURES		85877 NORTH HARTS RD, YULEE								XF DATE						LAND 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																	
LAND DESCRIPTION		TOTAL OB/XF 0																														
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		RSF-2	0.00	0.00	2.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	225,000															
REVIEW DATE	12/29/2025		BY	KW	Total Acres:	2.50		Total Land Value:	225,000		Market:	0		Agricultural:	0		Common:	225,000		PRINTED 07/09/2026 BY SYS												

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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			25	MOD METAL 100			6500	01	2,400	56.3500	21.98	52,752	2025	2025	0	0	0	1.00	99.00	VALUATION BY										
Roof Structur			10	STEEL FRME 100			2 GARAGE RES 0% - 2026														STANDARD									
Roof Cover			12	MODULAR MT 100			Heated Area: 2400														Tax Group: 4									
Interior Wall			07	NONE 100			HX Base Yr														Tax Dist:									
Interior Floop			03	CONC FINSH 100																	BUILDING MARKET VALUE									
Air Condition			01	NONE 100																	TOTAL MARKET OB/XF VALUE									
Heating Type			01	NONE 100																	TOTAL LAND VALUE - MARKET									
Frame			05	STEEL 100																	TOTAL MARKET VALUE									
																					SOH/AGL Deduction									
																					ASSESSED VALUE									
																					TOTAL EXEMPTION VALUE									
																					BASE TAXABLE VALUE									
																					TOTAL JUST VALUE									
																					NCON VALUE									
																					INCOME VALUE									
																					PREVIOUS YEAR MKT VALUE									
Quality			06	Quality Level 06																										
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	480	100	2026	480	10,445																									
BAS	1,920	100	2026	1,920	41,780																									