

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		03	VINYL 100							0900	01	1,016	116.6400	162.13	164,724	2025	2025	0	0	0	0.00	100.00	VALUATION BY		STANDARD																														
Roof Structur		03	GABLE/HIP 100							2 SNGL FAM 100% - 2026														Heated Area: 1014														HX Base Yr 2020																	
Roof Cover		03	COMP SHNGL 100							26 39 26 22 6 11 BAS 2026 FOP 2026																										Tax Group: 4		Tax Dist:								164,724									
Interior Wall		05	DRYWALL 100																																	BUILDING MARKET VALUE		50,000																	
Interior Floo		13	LVT/LAMNT 100																																	TOTAL MARKET OB/XF VALUE		0																	
Interior Floo			N/A 0																																	TOTAL LAND VALUE - MARKET		214,724																	
Air Condition		03	CENTRAL 100																																	TOTAL MARKET VALUE		0																	
Heating Type		04	AIR DUCTED 100																																	SOH/AGL Deduction		214,724																	
Bedrooms			3 100																																	ASSESSED VALUE		106,411																	
Bathrooms			1 100																																	TOTAL EXEMPTION VALUE		108,313																	
Frame		02	WOOD FRAME 100																																	BASE TAXABLE VALUE		214,724																	
Stories		1.	1. 100																																	NCON VALUE		164,724																	
Units			0 100							INCOME VALUE		132,407																																											
										PREVIOUS YEAR MKT VALUE																																													
Quality		03	Quality Level 03																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM			MKT AREA				05																																																
NEIGHBORHOOD/LOC		5001.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,014	100	2026	1,014	164,400																																																		
FOP	6	30	2026	2	324																																																		
TOTALS		1,020			1,016	164,724																																																	
EXTRA FEATURES						67286 JACOBS RD, YULEE														BLD DATE				LGL DATE		05/08/2026		MLU																											
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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000																																						
REVIEW DATE	12/16/2025	BY	TW	Total Acres: 1.00		Total Land Value: 50,000		Market: 0		Agricultural: 0		Common: 50,000		PRINTED 07/09/2026 BY SYS																																									