



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	31	HARDIE BRD 100	0320	01	1,360	110.6352	116.17	157,991	2021	2021	0	0	0	1.50	98.50	VALUATION BY	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE 100% - 2022														Tax Group: 4	Tax Dist:									
Roof Cover	03	COMP SHNGL 100	Heated Area: 1168														BUILDING MARKET VALUE										
Interior Wall	05	DRYWALL 100	HX Base Yr 2022														TOTAL MARKET OB/XF VALUE										
Interior Floo	14	CARPET 60															TOTAL LAND VALUE - MARKET										
Interior Floo	11	CLAY TILE 40															TOTAL MARKET VALUE										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE										
Bedrooms	2	2 100															TOTAL EXEMPTION VALUE										
Bathrooms	2.5	2.5 100															BASE TAXABLE VALUE										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE										
Stories	2.	2. 100															NCON VALUE										
Units	0	0 100															INCOME VALUE										
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE										
Quality			01	Quality Level 01																							
DOR CODE			0100	SINGLE FAMILY																							
MAP NUM				MKT AREA																							
NEIGHBORHOOD/LOC			4093.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	532	100	2021	532	60,875																						
FGR	280	55	2021	154	17,622																						
FOP	36	30	2021	11	1,259																						
FOP	72	30	2021	22	2,518																						
FUS	636	100	2021	636	72,776																						
STR	48	10	2021	5	572																						
TOTALS	1,604			1,360	155,621																						
EXTRA FEATURES						75530 HARVESTER ST, 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										