



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	0100	01	2,054	114.4640	120.19	246,870	2016	2016	0	0	0	4.00	96.00	VALUATION BY						STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2026										Heated Area: 1764					HX Base Yr 2026					Tax Group: 4					Tax Dist:								
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										236,995													
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										0													
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET										54,000													
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE										290,995													
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										0													
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										290,995													
Bedrooms		3 100											TOTAL EXEMPTION VALUE										HX HB 51,411													
Bathrooms		2 100											BASE TAXABLE VALUE										239,584													
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										290,995													
Stories	1.	1. 100											NCON VALUE										15,819													
Units	0	0 100											INCOME VALUE										271,212													
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE																							
Quality			03	Quality Level 03																																
DOR CODE			0100	SINGLE FAMILY																																
MAP NUM				MKT AREA																																
NEIGHBORHOOD/LOC			5009.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,764	100	2016	1,764	203,534																															
FGR	395	55	2016	217	25,038																															
FOP	121	30	2016	36	4,154																															
FOP	122	30	2016	37	4,269																															
TOTALS	2,402			2,054	236,995																															
EXTRA FEATURES						75078 GLENSPRING WAY, 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																			