



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	17	CB STUCCO 100	0100	01	2,154	104.8600	110.10	237,155	2009	2009	0	0	0	8.00	92.00	VALUATION BY	STANDARD																										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0 Heated Area: 1874 HX Base Yr														Tax Group: 4	Tax Dist:																									
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE	218,183																									
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE	0																									
Interior Floo	14	CARPET 80															TOTAL LAND VALUE - MARKET	54,000																									
Interior Floo	08	SHT VINYL 20															TOTAL MARKET VALUE	272,183																									
Air Condition	03	CENTRAL 100															SOH/AGL Deduction	0																									
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE	272,183																									
Bedrooms		3 100															TOTAL EXEMPTION VALUE	0																									
Bathrooms		2 100															BASE TAXABLE VALUE	272,183																									
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE	272,183																									
Stories	1.	1. 100															NCON VALUE	0																									
Units		0 100															INCOME VALUE																										
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE	267,170																									
Quality			03	Quality Level 03																																							
DOR CODE			0100	SINGLE FAMILY																																							
MAP NUM				MKT AREA		05																																					
NEIGHBORHOOD/LOC			5009.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,874	100	2009	1,874	189,821																																						
FGR	380	55	2009	209	21,170																																						
FOP	36	30	2009	11	1,114																																						
USP	200	30	2010	60	6,078																																						
TOTALS	2,490			2,154	218,183																																						
EXTRA FEATURES						65062 MOSSY CREEK LN, YULEE																				BLD DATE 03/19/2010 KK				LGL DATE 04/09/2026 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																											