



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		10	ABOVE AVG 100		0100	01	2,598	124.0800	130.28	338,467	2015	2015	0	0	0	4.50	95.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2025													Heated Area: 2333		HX Base Yr									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		323,236									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		0									
Interior Floo		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET		65,000									
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE		388,236									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		0									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		388,236									
Bedrooms			5 100															TOTAL EXEMPTION VALUE		0									
Bathrooms			3 100															BASE TAXABLE VALUE		388,236									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		388,236									
Stories		1.	1. 100															NCON VALUE		0									
Units			0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE		359,808																						
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		05																								
NEIGHBORHOOD/LOC		5013.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,333	100	2015	2,333	290,266																								
FGR	399	55	2015	219	27,247																								
FOP	50	30	2015	15	1,866																								
FOP	104	30	2015	31	3,857																								
TOTALS		2,886			2,598	323,236																							
EXTRA FEATURES					83335 PURPLE MARTIN DR, YULEE										BLD DATE				LGL DATE		04/09/2026		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG 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													