



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	2,014	113.1900	118.85	239,364	2023	2023	0	0	0	0.50	99.50	VALUATION BY	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2025													Tax Group: 4		Tax Dist:											
Roof Cover	03	COMP SHNGL 100	Heated Area: 1709													BUILDING MARKET VALUE													
Interior Wall	05	DRYWALL 100	HX Base Yr 2025													TOTAL MARKET OB/XF VALUE													
Interior Floo	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET													
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													
Bedrooms		3 100														TOTAL EXEMPTION VALUE													
Bathrooms		2 100														BASE TAXABLE VALUE													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													
Stories	1.	1. 100														NCON VALUE													
Units		0 100														INCOME VALUE													
Quality		03	Quality Level 03													PREVIOUS YEAR MKT VALUE													
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	1,709	100	2023	1,709	202,099																								
FGR	430	55	2024	236	27,909																								
FOP	80	30	2023	24	2,838																								
FOP	132	30	2023	40	4,730																								
FST	9	55	2023	5	591																								
TOTALS		2,360			2,014	238,167																							
EXTRA FEATURES					70481 WINDING RIVER 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													