



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	2,094	107.8000	113.19	237,020	2023	2023	0	0	0	0.50	99.50	VALUATION BY		STANDARD												
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2024													Heated Area: 1856				HX Base Yr 2024										
Roof Cover		03	COMP SHNGL 100		PTO 2023 BAS 2023 FGR 2023 FOP 2023																											
Interior Wall		05	DRYWALL 100																													
Interior Floor		13	LVT/LAMNT 50																													
Interior Floor		14	CARPET 50																													
Air Condition		03	CENTRAL 100																													
Heating Type		04	AIR DUCTED 100																													
Bedrooms			4 100																													
Bathrooms			2 100																													
Frame		02	WOOD FRAME 100																													
Stories		1.	1. 100																													
Units			0 100																													
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	1,856	100	2023	1,856	209,031																											
FGR	420	55	2023	231	26,016																											
FOP	10	30	2023	3	338																											
PTO	70	5	2023	4	451																											
TOTALS		2,356			2,094	235,835											BLD DATE		LGL DATE		04/09/2026		MLU									
EXTRA FEATURES		70005 MISTY LAKE CT, YULEE																XF DATE		LAND 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																
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