



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,488	103.4880	108.66	270,346	2023	2023	0	0	0	0.50	99.50	Tax Group: 4																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2024										Heated Area: 2160										Tax Dist:																		
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										268,994																		
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										0																		
Interior Floo	14	CARPET 60											TOTAL LAND VALUE - MARKET										54,000																		
Interior Floo	13	LVT/LAMNT 40											TOTAL MARKET VALUE										322,994																		
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										44,813																		
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										278,181																		
Bedrooms		4 100											TOTAL EXEMPTION VALUE										HX HB 51,411																		
Bathrooms		2 100											BASE TAXABLE VALUE										226,770																		
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										322,994																		
Stories	1.	1. 100	DOR CODE 0100 SINGLE FAMILY										NCON VALUE										0																		
Units		0 100	MAP NUM										INCOME VALUE																												
Occupancy	00	NONE 100	NEIGHBORHOOD/LOC 5009.00										PREVIOUS YEAR MKT VALUE										317,891																		
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	2,160	100	2023	2,160	233,532																																				
FGR	560	55	2023	308	33,300																																				
FOP	55	30	2023	16	1,730																																				
PTO	70	5	2023	4	433																																				
TOTALS			2,845			2,488	268,994	65506 RIVER GLEN PKWY, YULEE										BLD DATE												LGL DATE											
EXTRA FEATURES													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																								