

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	25	MOD METAL 100				6500	01	2,000	56.3500	21.98	43,960	2025	2025	0	0	0	1.00	99.00	STANDARD										
Roof Structur	10	STEEL FRME 100				1 GARAGE RES 0% - 2026														Heated Area: 2000 HX Base Yr									
Roof Cover	12	MODULAR MT 100				405050 BAS 2024 40														VALUATION BY									
Interior Wall	07	NONE 100																		Tax Group: 4 Tax Dist:									
Interior Floo	03	CONC FINSH 100																		BUILDING MARKET VALUE									
Air Condition	01	NONE 100																		TOTAL MARKET OB/XF VALUE									
Heating Type	01	NONE 100																		TOTAL LAND VALUE - MARKET									
Bedrooms	0	100																		TOTAL MARKET VALUE									
Bathrooms	0	100																		SOH/AGL Deduction									
Frame	05	STEEL 100																		ASSESSED VALUE									
																				TOTAL EXEMPTION VALUE									
																				BASE TAXABLE VALUE									
Quality	06	Quality Level 06				TOTAL JUST VALUE																							
DOR CODE	5902	HARDWOOD SI 60-69				NCON VALUE																							
MAP NUM		MKT AREA				INCOME VALUE																							
NEIGHBORHOOD/LOC	5001.00					PREVIOUS YEAR MKT VALUE																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,000	100	2024	2,000	43,520																								
TOTALS	2,000			2,000	43,520																								
EXTRA FEATURES					67465 WINGATE LANDING RD, YULEE																								
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													