

[illegible]

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	6500	01	419	67.0450	26.15	10,957	2025	2025	0	0	0	1.00	99.00	STANDARD																					
Roof Structure	03	GABLE/HIP 100	2 GARAGE RES 0% - 2026										Heated Area: 320					HX Base Yr					VALUATION BY					TAX DIST:					STANDARD				
Roof Cover	03	COMP SHNGL 100	16 20 20 16 BAS 2026 16 20 20 16 UCP 2026 8 8 8 8 UDU 2026										BUILDING MARKET VALUE					277,790					TAX GROUP: 4														
Interior Wall	07	NONE 100											TOTAL MARKET OB/XF VALUE					0																			
Interior Floor	03	CONC FINSH 100											TOTAL LAND VALUE - MARKET					90,000																			
Air Condition	01	NONE 100											TOTAL MARKET VALUE					367,790																			
Heating Type	01	NONE 100											SOH/AGL Deduction					0																			
Bedrooms	0	100											ASSESSED VALUE					367,790																			
Bathrooms	0	100											TOTAL EXEMPTION VALUE					0																			
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					367,790																			
													TOTAL JUST VALUE					367,790																			
													NCON VALUE					277,790																			
													INCOME VALUE																								
													PREVIOUS YEAR MKT VALUE					97,000																			
Quality		06											Quality Level 06																								
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												04																						
NEIGHBORHOOD/LOC		4031.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	320	100	2026	320	8,284																																
UCP	320	20	2026	64	1,657																																
UDU	64	55	2026	35	906																																
TOTALS		704			419	10,847																															
EXTRA FEATURES						87140 BROOKER 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																				
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