

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	05	AVERAGE 80		0100	01	1,338	110.8640	116.41	155,757	1930	1950	0	0	0	28.25	71.75	VALUATION BY		STANDARD												
Exterior Wall	15	CONC BLOCK 20		1 SINGLE FAM 0% - 0										Heated Area: 1160				HX Base Yr				Tax Group: 4		Tax Dist:							
Roof Structure	03	GABLE/HIP 100		UST1993 BAS1993 FEP1993														BUILDING MARKET VALUE		111,756											
Roof Cover	12	MODULAR MT 100																TOTAL MARKET OB/XF VALUE		0											
Interior Wall	04	PLYWOOD 50																TOTAL LAND VALUE - MARKET		65,000											
Interior Wall	05	DRYWALL 50																TOTAL MARKET VALUE		176,756											
Interior Floor	09	PINE WOOD 80																SOH/AGL Deduction		16,432											
Interior Floor	08	SHT VINYL 20																ASSESSED VALUE		160,324											
Air Condition	03	CENTRAL 100		TOTAL EXEMPTION VALUE		0																									
Heating Type	04	AIR DUCTED 100		BASE TAXABLE VALUE		160,324																									
Bedrooms		3 100		TOTAL JUST VALUE		176,756																									
				NCON VALUE		0																									
Bathrooms		2 100		INCOME VALUE																											
Frame	02	WOOD FRAME 100		PREVIOUS YEAR MKT VALUE		166,946																									
Stories	1.	1. 100																													
Units		0 100																													
BUD8 Adjustme	04	DIST 01 100																													
Occupancy	00	NONE 100																													
Quality	03	Quality Level 03																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA		04																											
NEIGHBORHOOD/LOC	4053.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,160	100	1993	1,160	96,888																										
FEP	160	80	1993	128	10,691																										
UST	112	45	1993	50	4,177																										
TOTALS	1,432			1,338	111,756																										
EXTRA FEATURES					86478 PINWOOD DR, YULEE										BLD DATE 05/08/2008 KJ J					LGL DATE 05/08/2026 MLU											
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														