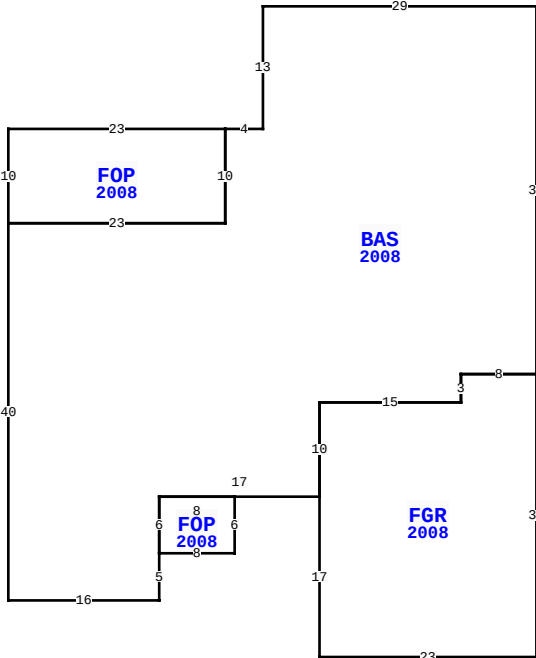


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		17	CB	STUCCO 100	0100	01	2,691	131.3760	137.94	371,197	2008	2010	0	0	0	7.50	92.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP	100	1 SINGLE FAM 100% - 2020													Heated Area: 2253							HX Base Yr 2020				
Roof Cover		03	COMP SHNGL	100																									
Interior Wall		05	DRYWALL	100																									
Interior Floo		11	CLAY TILE	100																									
Air Condition		03	CENTRAL	100																									
Heating Type		04	AIR DUCTED	100																									
Bedrooms			3	100																									
Bathrooms			2	100																									
Frame		03	MASONRY	100																									
Stories		1.	1.	100																									
Units			0	100																									
Occupancy		00	NONE	100																									
Quality		06	Quality Level 06																										
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	2,253	100	2008	2,253	287,471																								
FGR	645	55	2008	355	45,296																								
FOP	48	30	2008	14	1,786																								
FOP	230	30	2008	69	8,804																								
TOTALS		3,176			2,691	343,357																							
EXTRA FEATURES					85117 HARTS 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												
3	1123	CB 8"	0	100	0	0	72.00	SF	6.15	6.15	100	2008	2008	3	87	385													
4	0911	SCRN RM A	0	100	27	19	513.00	SF	18.00	18.00	100	2020	2020	3	82	7,572													
LAND DESCRIPTION										TOTAL OB/XF 7,957																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	RES MARSH	100		RM	113.00	200.00	113.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	158,200												
REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.71		Total Land Value: 158,200		Market: 0		Agricultural: 0		Common: 158,200		PRINTED 07/09/2026 BY SYS															

[illegible]