

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	15	CONC BLOCK 100	0100	01	947	109.0800	114.53	108,460	1972	1972	0	0	0	27.75	72.25	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2013													Heated Area: 812													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		1 100																											
Frame	02	WOOD FRAME 100																											
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			4048.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	812	100	1993	812	67,191																								
FCP	252	25	1993	63	5,213																								
FOP	96	30	1993	29	2,399																								
UST	96	45	1993	43	3,558																								
TOTALS			1,256			947	78,362																						
EXTRA FEATURES			85050 HARTS LN, 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	0681	POLE SHED	0	100	10	28	280.00	SF	15.00	15.00	100	1978	1978	3	20	840													