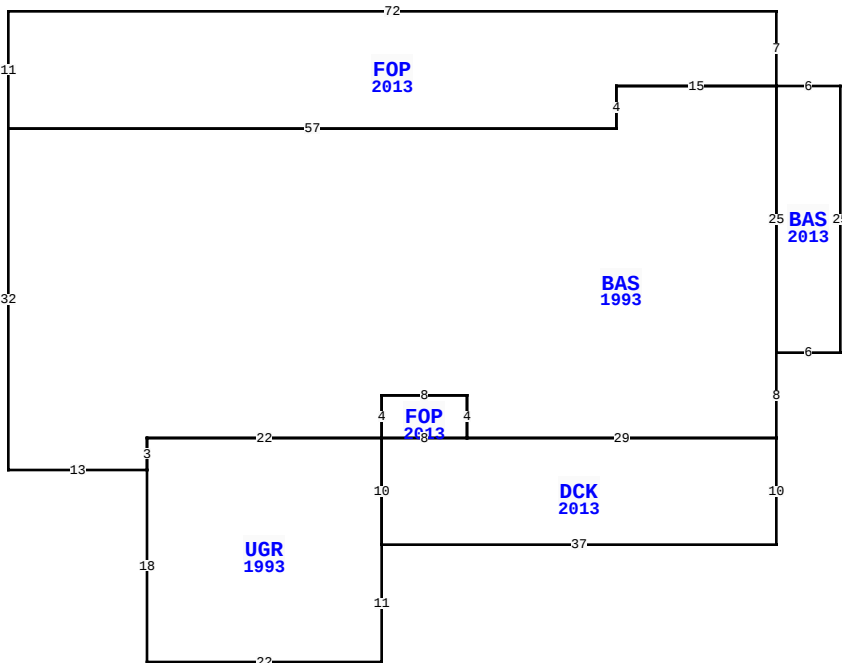


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		10	ABOVE AVG 100		0100	01	2,780	109.9200	115.42	320,868	1988	1993	0	0	0	15.00	85.00	VALUATION BY																						
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2004													Heated Area: 2305 HX Base Yr 2004													STANDARD									
Roof Cover		03	COMP SHNGL 100															Tax Group: 4										Tax Dist:												
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										280,076												
Interior Floo		11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE										4,575												
Interior Floo		14	CARPET 50															TOTAL LAND VALUE - MARKET										181,055												
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										465,706												
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										212,467												
Bedrooms			4 100															ASSESSED VALUE										253,239												
Bathrooms			2.5 100															TOTAL EXEMPTION VALUE										HX HB 51,411												
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										201,828												
Stories		1.	1. 100															TOTAL JUST VALUE										465,706												
Units		0	0 100		NCON VALUE										0																									
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE 443,165																									
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	2,155	100	1993	2,155	211,421																																			
BAS	150	100	2013	150	14,716																																			
DCK	370	10	2013	37	3,630																																			
FOP	32	30	2013	10	981																																			
FOP	732	30	2013	220	21,583																																			
UGR	462	45	1993	208	20,406																																			
TOTALS		3,901		2,780	272,738																																			
EXTRA FEATURES					85236 CRADY LAKE DR, YULEE										BLD DATE					LGL DATE					05/08/2026 MLU															
															XF DATE					LAND DATE																				
															INC DATE					AG DATE																				
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																								
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100																									
2	0820	WOOD WALK	0 100	46	3	138.00	SF	11.75	11.75	100	1988	1988	3	40	649																									
3	1242	WD DECK A	0 100	0	0	465.00	SF	10.00	10.00	100	1989	1989	3	20	930																									
4	0300	BOAT DCK W	0 100	0	0	112.00	SF	40.00	40.00	100	1990	1990	3	20	896																									
LAND DESCRIPTION										TOTAL OB/XF										4,575																				
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	000134	C	RES POND	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	180,000																							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	500.00	500.00	1,055																							
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 4.11		Total Land Value: 181,055				Market: 0				Agricultural: 0				Common: 181,055				PRINTED 07/09/2026 BY SYS																

[illegible]