



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 70		0100	01	1,941	114.0132	119.71	232,357	2013	2013	0	0	0	5.65	94.35	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM 0% - 2023										Heated Area: 1675					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE					219,229														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					0														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					55,000														
Interior Floo	14	CARPET 70												TOTAL MARKET VALUE					274,229														
Interior Floo	11	CLAY TILE 30												SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					274,229														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					0														
Bedrooms	3	100												BASE TAXABLE VALUE					274,229														
Bathrooms	2	100												TOTAL JUST VALUE					274,229														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	1.	1. 100		BAS 2013					INCOME VALUE																								
Units	0	100																															
Occupancy	00	NONE 100							PREVIOUS YEAR MKT VALUE					282,324																			
Quality		04	Quality Level 04																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		04																												
NEIGHBORHOOD/LOC				4071.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,675	100	2013	1,675	189,185																												
FGR	399	55	2013	219	24,735																												
FOP	30	30	2013	9	1,016																												
FSP	96	40	2018	38	4,292																												
TOTALS		2,200			1,941	219,229																											
EXTRA FEATURES						86006 HARRAHS PL, YULEE										BLD DATE 05/17/2022 NW				LGL DATE		03/27/2026 MLU											
										XF DATE		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE						NOTES							
										INC 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																		