



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 70		0100	01	1,903	116.1741	121.98	232,128	2015	2015	0	0	0	4.65	95.35	VALUATION BY		STANDARD									
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM 0% - 0													Heated Area: 1615		HX Base Yr									
Roof Structur		03	GABLE/HIP 100																BUILDING MARKET VALUE		221,334								
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		276,334								
Interior Floo		11	CLAY TILE 30																SOH/AGL Deduction		0								
Air Condition		03	CENTRAL 100																ASSESSED VALUE		276,334								
Heating Type		04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		0								
Bedrooms		3	100																BASE TAXABLE VALUE		276,334								
Bathrooms		2	100																TOTAL JUST VALUE		276,334								
Frame		02	WOOD FRAME 100		NCON VALUE		0																						
Stories		1.	1. 100		INCOME VALUE																								
Units		0	100		PREVIOUS YEAR MKT VALUE		287,485																						
Occupancy		00	NONE 100																										
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	1,615	100	2015	1,615	187,838																								
FGR	380	55	2015	209	24,309																								
FOP	51	30	2015	15	1,745																								
FSP	144	40	2015	58	6,746																								
PTO	120	5	2019	6	698																								
TOTALS		2,310			1,903	221,334																							
EXTRA FEATURES					86158 VEGAS BLVD, YULEE										BLD DATE 05/17/2022 NW LGL DATE 03/27/2026 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													