

DAWKINS MILES A & AMANDA C
86009 O'SHEAS PL
YULEE, FL 32097

42-2N-27-4370-0159-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD	10	03	03	05	14	11	03	04	02	1.	00	00	0100	01	1,954	116.1741	121.98	238,349	2014	2014	0	0	5.00	95.00	VALUATION BY		STANDARD			
Exterior Wall	10	ABOVE AVG	100	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	Tax Group: 4		Tax Dist:	
Roof Structur	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100	226,432		0	
Roof Cover	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100	55,000		281,432	
Interior Wall	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100	96,266		185,166	
Interior Floo	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100	51,411		133,755	
Interior Floo	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100	281,432		0	
Air Condition	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100	INCOME VALUE		PREVIOUS YEAR MKT VALUE	
Heating Type	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100	289,805			
Bedrooms	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100				
Bathrooms	03	GABLE/HIP	100	03	COMP SHNGL	100	05	DRYWALL	100	14	CARPET	70	11	CLAY TILE	30	03	CENTRAL	100	04	AIR DUCTED	100	02	WOOD FRAME	100	02	WOOD FRAME	100				
Frame	02	WOOD FRAME	100																												
Stories	1.	1. 100																													
Units	0	0 100																													
Occupancy	00	NONE 100																													
Quality	04	Quality Level	04																												
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA																													
NEIGHBORHOOD/LOC	4071.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,676	100	2014	1,676	194,216																										
FGR	400	55	2014	220	25,494																										
FOP	36	30	2014	11	1,275																										
FOP	144	30	2014	43	4,983																										
PTO	81	5	2014	4	464																										
TOTALS	2,337			1,954	226,432																										
EXTRA FEATURES					86009 OSHEAS PL, 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															