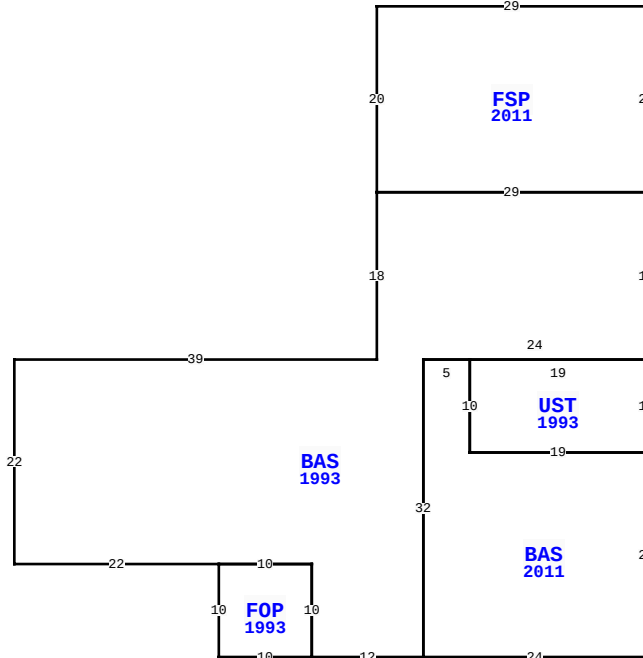


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION												PAGE 1 of 1										4				
Exterior Wall		30	VINYL 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Roof Structure		03	GABLE/HIP 100		0100	01	2,536	94.0800	98.78	250,506	1970	1970	0	0	0	21.00	79.00	VALUATION BY		STANDARD									
1 SINGLE FAM 100% - 2022 Heated Area: 2188 HX Base Yr 2022 					Tax Group: 4										Tax Dist:														
					BUILDING MARKET VALUE										197,900														
					TOTAL MARKET OB/XF VALUE										31,689														
					TOTAL LAND VALUE - MARKET										81,250														
					TOTAL MARKET VALUE										310,839														
					SOH/AGL Deduction										104,603														
					ASSESSED VALUE										206,236														
					TOTAL EXEMPTION VALUE										HX HB WX 56,411														
					BASE TAXABLE VALUE										149,825														
					TOTAL JUST VALUE										310,839														
Bedrooms <td>04</td> <td colspan="2">AIR DUCTED 100 3 100</td> <td colspan="10"></td> <td colspan="5"></td>		04	AIR DUCTED 100 3 100																										
Bathrooms		02	WOOD FRAME 100 1 1. 100																										
Frame		02	WOOD FRAME 100 1 1. 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		4052.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,610	100	1993	1,610	125,638																								
BAS	578	100	2011	578	45,105																								
FOP	100	30	1993	30	2,341																								
FSP	580	40	2011	232	18,104																								
UST	190	45	1993	86	6,711																								
TOTALS		3,058			2,536	197,900											BLD DATE		LGL DATE		05/06/2026		MLU						
EXTRA FEATURES		85559 WINONA BAYVIEW RD, YULEE																		XF DATE		LAND 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													
2	0510	GARAGE WD-	0 100	30	30	900.00	SF	35.00	35.00	100	1999	1999	3	25	7,875														
4	0510	GARAGE WD-	0 100	24	35	840.00	SF	35.00	35.00	100	2018	2018	3	81	23,814														
TOTAL OB/XF 31,689																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0003	RSF-2100.00	300.00		1.00	LT		1.00	1.00	1.25	65,000.00	81,250.00	81,250												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 81,250 Market: 0 Agricultural: 0 Common: 81,250 PRINTED 07/09/2026 BY SYS																													