



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD															
Exterior Wall	30	VINYL 100	0100	01	1,899	104.8600	110.10	209,080	2003	2003	0	0	0	10.75	89.25	Tax Group: 4	Tax Dist:															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2005										Heated Area: 1779										HX Base Yr 2005									
Roof Cover	12	MODULAR MT 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 90																														
Interior Floor	08	SHT VINYL 10																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units	0	0 100																														
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA														04															
NEIGHBORHOOD/LOC		4048.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,600	100	2003	1,600	157,223																											
FOP	400	30	2003	120	11,792																											
SFB	224	80	2024	179	17,589																											
TOTALS		2,224			1,899	186,604																										
EXTRA FEATURES										85256 TINYA RD, YULEE																						
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	0510	GARAGE WD-	0 100	21	29	609.00	SF	35.00	35.00	100	2002	2002	3	28	5,968																	
4	0351	CARPORT MT	0 100	25	21	525.00	SF	10.00	10.00	100	2011	2011	3	40	2,100																	