



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																	
Exterior Wall	31	HARDIE BRD 90								0200	01	2,400	123.8622	117.67	282,408	2025	2025	0	0	0	0.00	100.00																	
Exterior Wall	21	STONE 10								1 SFR MODULR 100% - 2026										Heated Area: 2400										HX Base Yr 2020									
Roof Structure	03	GABLE/HIP 100								3030 BAS 2026 3030																													
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	13	LVT/LAMNT 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		5 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Quality		05	Quality Level 05																																				
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	2,400	100	2026	2,400	282,408																																		
TOTALS		2,400			2,400	282,408																																	
EXTRA FEATURES										85769 CLAXTON 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																							
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2025	2020		82	7,085																								
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2025	2024		97	8,381																								