

RICKS CHRISTOPHER
85394 FAYE RD
YULEE, FL 32097

2026

43-2N-27-4648-0004-0090

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		30	VINYL 100							0200	01	2,280	105.7420	100.45	229,026	2014	2014	0	0	0	5.00	95.00	VALUATION BY STANDARD																													
Roof Structur		03	GABLE/HIP 100							2 SFR MODULR 100% - 2015										Heated Area: 2280										HX Base Yr 2015																						
Roof Cover		03	COMP SHNGL 100							76 30 BAS 2014 30 76																							BUILDING MARKET VALUE										217,575									
Interior Wall		05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE										0									
Interior Floo		14	CARPET 70																														TOTAL LAND VALUE - MARKET										90,000									
Interior Floo		11	CLAY TILE 30																														TOTAL MARKET VALUE										307,575									
Air Condition		03	CENTRAL 100																														SOH/AGL Deduction										163,887									
Heating Type		04	AIR DUCTED 100																														ASSESSED VALUE										143,688									
Bedrooms			4 100																														TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms			2 100																														BASE TAXABLE VALUE										92,277									
Frame			N/A 100																														TOTAL JUST VALUE										307,575									
Stories Units		1.	1. 100																														NCON VALUE										0									
			0 100							INCOME VALUE																																										
										PREVIOUS YEAR MKT VALUE										292,224																																
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	2,280	100	2014	2,280	217,575																																															
TOTALS		2,280			2,280	217,575	85394 FAYE RD, YULEE										BLD DATE				LGL DATE		05/11/2026		MLU																											
							XF DATE								LAND DATE																																					
							INC 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																																				
LAND DESCRIPTION																									TOTAL OB/XF 0																											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000																																		
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00				Total Land Value: 90,000				Market: 0				Agricultural: 0				Common: 90,000				PRINTED 07/09/2026 BY SYS																										