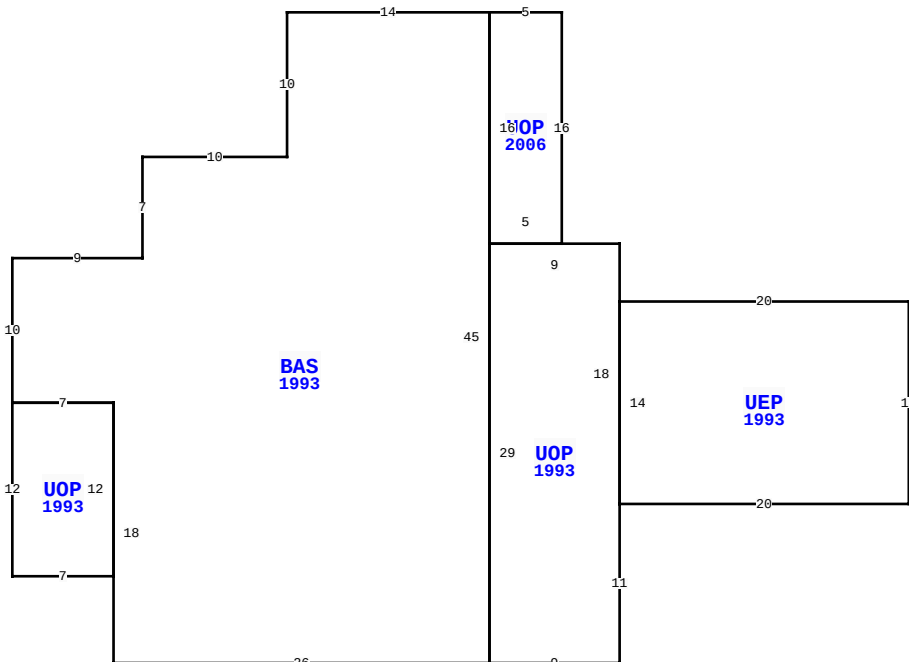


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		04	SINGLE SID 90		0100	01	1,359	77.4592	81.33	110,527	1960	1960	0	0	0	41.25	58.75	VALUATION BY		STANDARD									
Exterior Wall		02	WALL BOARD 10		1 SINGLE FAM 0% - 2023													Tax Group: 4		Tax Dist:									
Roof Structure		03	GABLE/HIP 100		Heated Area: 1106													BUILDING MARKET VALUE		92,095									
Roof Cover		12	MODULAR MT 100		HX Base Yr 2023													TOTAL MARKET OB/XF VALUE		35,766									
Interior Wall		04	PLYWOOD 50															TOTAL LAND VALUE - MARKET		360,000									
Interior Wall		05	DRYWALL 50															TOTAL MARKET VALUE		487,861									
Interior Floor		09	PINE WOOD 100															SOH/AGL Deduction		214,972									
Air Condition		02	WINDOW 100															ASSESSED VALUE		272,889									
Heating Type		03	FORCED AIR 100															TOTAL EXEMPTION VALUE		HX HB		51,411							
Bedrooms		1	100															BASE TAXABLE VALUE		221,478									
Bathrooms		1	100															TOTAL JUST VALUE		487,861									
Frame		02	WOOD FRAME 100															NCON VALUE		0									
Stories		1.	1. 100															INCOME VALUE											
Units		0	100															PREVIOUS YEAR MKT VALUE		363,332									
BUD8 Adjustme		04	DIST 01 100																										
Occupancy		00	NONE 100																										
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															04											
NEIGHBORHOOD/LOC		4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,106	100	1993	1,106	52,846																								
UEP	280	60	1993	168	8,027																								
UOP	84	20	1993	17	813																								
UOP	261	20	1993	52	2,485																								
UOP	80	20	2006	16	764																								
TOTALS		1,811			1,359	64,935																							
EXTRA FEATURES					97001 DANIEL LN, YULEE															BLD DATE		LGL DATE		03/25/2026		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													
1	0681	POLE SHED	0	100	16	10			15.00	100	1990	1990	3	20	480														
2	0681	POLE SHED	0	100	26	8			15.00	100	2000	2000	3	26	811														
3	0681	POLE SHED	0	100	24	16			15.00	100	2017	2017	3	78	4,493														
4	0681	POLE SHED	1	100	0	0			15.00	100	2023	2023		95	20,506														
5	0681	POLE SHED	1	100	35	19			15.00	100	2023	2023		95	9,476														

