



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	20	FACE BRICK 100	0100	01	2,508	114.0480	119.75	300,333	2016	2016		0	0	0	6.75	93.25	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023														Heated Area: 2165										
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023										
Interior Wall	05	DRYWALL 100																									
Interior Floo	13	LVT/LAMNT 50																									
Interior Floo	14	CARPET 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		2 100																									
Frame	02	WOOD FRAME 100																									
Stories	1.	1. 100																									
Units		0 100																									
Occupancy	00	NONE 100																									
Quality	05	Quality Level 05																									
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM		MKT AREA				04																					
NEIGHBORHOOD/LOC			4033.0100																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,165	100	2016	2,165	241,759																						
FGR	420	55	2016	231	25,795																						
FOP	156	30	2016	47	5,248																						
FOP	216	30	2016	65	7,259																						
TOTALS			2,957			2,508	280,061																				
EXTRA FEATURES						88015 MAYBOURNE 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										
6	0912	SCRN RM G	1	100	0	0	882.00	SF	21.00	21.00	100	2024	2023		93	17,225											
7	0860	POOL/SPA	1	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000											
LAND DESCRIPTION																											
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000										
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