



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	05	AVERAGE 100	0900	01	1,707	102.6000	142.61	243,435	1976	1996	0	0	0	14.25	85.75	VALUATION BY		STANDARD														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 1982										Heated Area: 1452					HX Base Yr 1982					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		208,746													
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		52,438													
Interior Floor	14	CARPET 100															TOTAL LAND VALUE - MARKET		1,055,250													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		1,316,434													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		1,174,971													
Bedrooms	3	100															ASSESSED VALUE		141,463													
Bathrooms	2	100															TOTAL EXEMPTION VALUE		HX HB 51,411													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		90,052													
Stories	1.	1. 100															TOTAL JUST VALUE		1,316,434													
Units	0	100															NCON VALUE		0													
BUD8 Adjustme	04	DIST 01 100															INCOME VALUE															
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE		341,109													
Quality		02	Quality Level 02																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		04																											
NEIGHBORHOOD/LOC			4032.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,452	100	1993	1,452	177,563																											
FOP	40	30	1993	12	1,467																											
FOP	132	30	1993	40	4,891																											
FST	156	55	1993	86	10,516																											
UGR	260	45	1993	117	14,307																											
TOTALS		2,040			1,707	208,746																										
EXTRA FEATURES						97258 BLACKBEARDS WAY, YULEE										BLD DATE				LGL DATE												
																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															
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1993	1993	3	20	5,376																
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480																
4	0860	POOL/SPA	0	100	29	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500																
6	0911	SCRN RM A	0	100	36	30	1,080.00	SF	18.00	18.00	100	2005	2005	3	21	4,082																