

[illegible]

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	25	MOD METAL 100		6500	01	600	63.2500	24.67	14,802	2016	2016	0	0	0	10.00	90.00	VALUATION BY		STANDARD																				
Roof Structure	10	STEEL FRME 100		2 GARAGE RES 100% - 2023										Heated Area: 450										HX Base Yr															
Roof Cover	12	MODULAR MT 100		25 FCP 2020 25 BAS 2020 25 FCP 2020 25															Tax Group: 4		Tax Dist:																		
Interior Wall	07	NONE 100																	BUILDING MARKET VALUE		453,926																		
Interior Floor	03	CONC FINSH 100																	TOTAL MARKET OB/XF VALUE		2,940																		
Air Condition	01	NONE 100																	TOTAL LAND VALUE - MARKET		90,000																		
Heating Type	01	NONE 100																	TOTAL MARKET VALUE		546,866																		
Bedrooms		0 100																	SOH/AGL Deduction		3,733																		
Bathrooms		0 100																	ASSESSED VALUE		543,133																		
Frame	05	STEEL 100																	TOTAL EXEMPTION VALUE		13		543,133																
Stories	1.	1. 100																	BASE TAXABLE VALUE		0																		
Units		0 100																	TOTAL JUST VALUE		546,866																		
Occupancy	00	NONE 100		NCON VALUE		0																																	
Quality		06		Quality Level 06										INCOME VALUE										538,781															
DOR CODE		0100		SINGLE FAMILY										PREVIOUS YEAR MKT VALUE																									
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	450	100	2020	450	9,992																																		
FCP	300	25	2020	75	1,665																																		
FCP	300	25	2020	75	1,665																																		
TOTALS		1,050				600		13,322																															
EXTRA FEATURES										96149 BLACKROCK RD, 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	03/25/2026 MLU																						