

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4														
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 100		0100		01		1,360		81.0160		85.07		115,695		1940		1940		0		0		0		50.00		50.00		VALUATION BY					STANDARD											
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 0		Heated Area: 1272										HX Base Yr										Tax Group: 4					Tax Dist:					57,848				
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE					0											
Interior Wall		04		PLYWOOD 100																												TOTAL MARKET OB/XF VALUE					80,100											
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					137,948											
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					26,484											
Air Condition		02		WINDOW 100																												SOH/AGL Deduction					111,464											
Heating Type		03		FORCED AIR 100																												ASSESSED VALUE					0											
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					111,464											
Bathrooms				1 100																												BASE TAXABLE VALUE					137,948											
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					0											
Stories		0		0 100																												INCON VALUE					PREVIOUS YEAR MKT VALUE					131,294						
Units		0		0 100																																												
Occupancy		00		NONE 100																																												
Quality		02		Quality Level 02																																												
DOR CODE		0100		SINGLE FAMILY																																												
MAP NUM				MKT AREA																																												
NEIGHBORHOOD/LOC				4053.00																																												
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																						
BAS		1,272		100		2005		1,272		54,105																																						
UOP		200		20		2005		40		1,702																																						
USP		160		30		2005		48		2,042																																						
TOTALS		1,632						1,360		57,848																																						
EXTRA FEATURES										86588 GOODBREAD RD, YULEE										BLD DATE				LGL DATE		05/08/2026		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																														