

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		30	VINYL 100		0800	02	2,160	116.0000	104.40	225,504	2024	2024		0	0	1.00	99.00	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2025													Heated Area: 2160					HX Base Yr 2025																
Roof Cover		03	COMP SHNGL 100		72 30 30 72 BAS 2025															BUILDING MARKET VALUE					223,249														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					0														
Interior Floo		13	LVT/LAMNT 100																	TOTAL LAND VALUE - MARKET					65,000														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					288,249														
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					10,090														
Bedrooms			5 100																	ASSESSED VALUE					278,159														
Bathrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 51,411														
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					226,748														
Stories		1.	1. 100																	TOTAL JUST VALUE					288,249														
Units			0 100																	NCON VALUE					0														
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					270,846																													
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,160	100	2025	2,160	223,249																																		
TOTALS		2,160			2,160	223,249																																	
EXTRA FEATURES					86008 JONES 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																						
LAND DESCRIPTION																				TOTAL OB/XF										0									
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	0007	RSF-2200	0.00	112.00	2.00	LT		1.00	1.00	0.50	65,000.00	32,500.00	65,000																						
REVIEW DATE		06/11/2024		BY		KW		Total Acres: 0.00		Total Land Value: 65,000		Market: 0		Agricultural: 0		Common: 65,000		PRINTED 07/09/2026 BY SYS																					