

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										STANDARD												
Exterior Wall	05	AVERAGE 100	0100	01	1,612	120.1662	126.17	203,386	1988	1988	0	0	0	16.50	83.50																	
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2001										Heated Area: 1574										HX Base Yr 2001									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 60																														
Interior Floor	11	CLAY TILE 40																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
BUD8 Adjustme	04	DIST 01 100																														
Occupancy	00	NONE 100																														
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
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	1,344	100	1993	1,344	141,593																											
FSP	96	40	1993	38	4,003																											
SFB	288	80	2001	230	24,231																											
TOTALS		1,728			1,612	169,827																										
EXTRA FEATURES						86183 MERRYLENE 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																
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100																	
3	1242	WD DECK A	0 100	8	12	96.00	SF	10.00	10.00	100	1986	1986	3	20	192																	