



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	PAGE 1 of 1 4														
Exterior Wall	15	CONC BLOCK 100	0100	01	2,221	108.8780	114.32	253,905	1968	1980	0	0	0	22.50	77.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 1792 HX Base Yr													
Roof Cover	12	MODULAR MT 100														VALUATION BY													
Interior Wall	05	DRYWALL 100														STANDARD													
Interior Floo	14	CARPET 80														Tax Group: 4													
Interior Floo	12	HARDWOOD 20														BUILDING MARKET VALUE													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													
Bedrooms	3	100														TOTAL MARKET VALUE													
Bathrooms	2	100														SOH/AGL Deduction													
Frame	02	WOOD FRAME 100														ASSESSED VALUE													
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													
Units	0	100	HX HB																										
BUD8 Adjustme	04	DIST 01 100	BASE TAXABLE VALUE																										
Occupancy	00	NONE 100	TOTAL JUST VALUE																										
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC			4053.00																										
TOTALS			2,794	2,221 196,776																									
EXTRA FEATURES			86194 WELDON AVE, YULEE																										
BLD DATE			LGL DATE																										
XF DATE			LAND DATE																										
INC DATE			AG DATE																										
05/08/2026			MLU																										
BUILDING NOTES																													
BUILDING DIMENSIONS			FOP=[YR=1995] W28 FOP=[YR=1993] W12 UST=[YR=1993] W6 S8 BAS=[YR=1993] W18 S28 E21 FOP=[YR=1993] S10 E15 N10 W15\$ E15 BAS=[YR=1995] E28 N3 FGR=[YR=1995] E22 N22 W22 S22\$ N25 W28 S28\$ N28 W18\$ E6 N8\$ S8 E12 N8\$ S8 E28 N8\$.																										
LAND DESCRIPTION			TOTAL OB/XF 75,683																										
L N			USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RM	0.00	0.00	1.88	AC		1.00	1.00	1.00	90,000.00	90,000.00	169,200										
REVIEW DATE			01/01/2023																										
BY			CD																										
Total Acres:			1.88																										
Total Land Value:			169,200																										
Market:			0																										
Agricultural:			0																										
Common:			169,200																										
PRINTED			07/09/2026 BY SYS																										