



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	0200	04	1,800	90.7200	68.04	122,472	2015	2015	0	0	0	3.50	96.50	STANDARD																			
Roof Structur	04	WOOD TRUSS 100	1 SFR MODULR - 0% - 0													Heated Area: 1674										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	08	SHT VINYL 100																																	
Ceiling	01	FIN.SUSPD 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Fixtures	11	100																																	
Frame	02	WOOD FRAME 100																																	
Story Height	8	100																																	
RMS	6	100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
Occupancy	00	NONE 100																																	
Quality			03	Quality Level 03																															
DOR CODE			8600	COUNTY																															
MAP NUM			MKT AREA													09																			
NEIGHBORHOOD/LOC			9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,674	100	1,674	109,913																															
CAN	420	30	126	8,273																															
TOTALS			2,094	1,800													118,185																		
EXTRA FEATURES			3195 SR 2, HILLIARD																																
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	0351	CARPORT MT	0	0	40	25	1,000.00	SF	10.00	10.00	100	2015	2015	3	74	7,400																			
2	1242	WD DECK A	0	0	0	0	188.00	SF	10.00	10.00	100	2015	2015	3	74	1,391																			
3	0940	SHEDS/PORT	0	0	14	11	154.00	SF	30.00	30.00	100	2015	2015	3	74	3,419																			
4	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	2015	2015	3	74	2,442																			
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2015	2015	3	90	2,799																			
6	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	2015	2015	3	96	2,246																			
7	0812	CONCRETE C	0	0	40	27	1,080.00	SF	4.00	4.00	100	2015	2015	3	96	4,147																			
8	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	100	2015	2015	3	96	3,340																			
9	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2016	2016	3	97	158																			
10	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2016	2016	3	78	975																			
LAND DESCRIPTION			TOTAL OB/XF													28,317																			
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	008600	C	COUNTY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000																		
REVIEW DATE 12/05/2019 BY KK Total Acres: 6.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/02/2023 BY SYS																																			

NASSAU COUNTY
96135 NASSAU PLACE STE 2
YULEE, FL 32097

03-1N-23-0000-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall										4803 06 1,091 79.7412 37.88 41,327 2015 2015 0 0 5.00 95.00										Tax Group: 6 Tax Dist:									
Roof Structur										2 25 MOD METAL 100 04 WOOD TRUSS 100										BUILDING MARKET VALUE 157,446									
Roof Cover										12 MODULAR MT 100 05 DRYWALL 100										TOTAL MARKET OB/XF VALUE 28,317									
Interior Wall										08 SHT VINYL 100 01 FIN.SUSPD 100										TOTAL LAND VALUE - MARKET 114,000									
Ceiling										03 CENTRAL 100 04 AIR DUCTED 100										TOTAL MARKET VALUE 299,763									
Air Condition										0 100										SOH/AGL Deduction 73,529									
Heating Type										02 WOOD FRAME 100 8 100										ASSESSED VALUE 226,234									
Plumbing										1 100										TOTAL EXEMPTION VALUE 03 226,234									
Frame										1. 1. 100										BASE TAXABLE VALUE 0									
Story Height										00 . 100										TOTAL JUST VALUE 299,763									
RMS										00 100										NCON VALUE 0									
Stories										00 . 100										INCOME VALUE									
Class										00 100										PREVIOUS YEAR MKT VALUE 224,794									
Units										00 NONE 100																			
Occupancy																													
Quality										03 Quality Level 03																			
DOR CODE										8600 COUNTY																			
MAP NUM										MKT AREA 09																			
NEIGHBORHOOD/LOC										9001.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL GROSS AREA										PCT OF BASE										SUBAREA MARKET VALUE									
BAS										864 100 864 31,092																			
CAN										216 30 65 2,339																			
CAN										540 30 162 5,830																			
TOTALS										1,620 1,091 39,261																			
EXTRA FEATURES										3195 SR 2, HILLIARD																			
BLD DATE										12/05/2019										KK									
XF DATE										12/05/2019										KK									
INC DATE																				LGL DATE									
																				LAND 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																			
TOTAL OB/XF										0																			
LAND DESCRIPTION																													
USE CODE										CLS										LAND USE DESCRIPTION									
CAP										R D										LOC ZONE									
FRONT										DEPTH										TOT LND UTS									
UNIT TYPE										D T										DPHT FACT									
% COND										TOT ADJ										UNIT PRICE									
ADJ UNIT PRICE										LAND VALUE										OTHER ADJUSTMENTS AND NOTES									
YEAR										DENSITY										DECL									
FRZ										YR										CONSRV									
REVIEW DATE										12/05/2019										BY									
KK										Total Acres: 6.00										Total Land Value: 114,000									
Market: 0										Agricultural: 0										Common: 114,000									
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