



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	17	CB STUCCO 100	4803	06	582	95.6206	45.42	26,434	1975	1975	0	0	0	80.00	20.00	VALUATION BY STANDARD													
Roof Structur	13	P-STRESS C 100	1 STOR WAREH - 0% - 0													Heated Area: 560													
Roof Cover	04	BUILT-UP 100														HX Base Yr													
Interior Wall	01	MINIMUM 100														6 6 UDU 1993 6													
Interior Floo	03	CONC FINSH 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Plumbing		0 100																											
Frame	03	MASONRY 100																											
Story Height		11 100																											
RMS		1 100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	9100		UTILITIES																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC	4053.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	560	100	560	5,087																									
UDU	36	60	22	200																									
TOTALS	596		582	5,287																									
EXTRA FEATURES					85823 NORTH HARTS 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	0425	CL FNC 8'	0	0	0	0	1,522.00	LF	10.65	10.65	100	2000	2000	3	55	8,915													
2	5000	POLE FNDN	0	0	0	0	1.00	UT	25,769.00	25,769.00	100	0	0	3	100	25,769													
3	0803	ASPHALT C	0	0	0	0	3,806.00	SF	2.00	2.00	100	2016	2016	3	80	6,090													
4	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2000	2000	3	100	700													
5	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2000	2000	3	55	413													
6	0803	ASPHALT C	0	0	0	0	10,692.00	SF	2.00	2.00	100	2016	2016	3	80	17,107													
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	55	330													
8	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	50	1,750													
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000	3	55	385													
10	0978	SECURTY LT	0	0	0	0	12.00	UT	225.00	225.00	100	2010	2010	3	81	2,187													
LAND DESCRIPTION										TOTAL OB/XF 63,646																			
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	009100	C	UTILITY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	10,000												
REVIEW DATE 02/01/2018 BY KK Total Acres: 10.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0108/0388	1/01/1971	TA	Q	V		10,000

GRANTOR:

GRANTEE:

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S20 E28 N20\$ PTR= E25 UDU=[YR=1993] E6 N6 W6S6\$W25\$.

[illegible]