



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					ADJUSTMENTS					VALUATION SUMMARY					STANDARD														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			103,500												
														TOTAL MARKET VALUE			103,500												
														SOH/AGL Deduction			52,988												
														ASSESSED VALUE			50,512												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			50,512												
														TOTAL JUST VALUE			103,500												
														NCON VALUE			0												
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE			103,500												
DOR CODE 0000 VACANT																													
MAP NUM MKT AREA 05																													
NEIGHBORHOOD/LOC 5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES CR 108, YULEE																													
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																		BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																											
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														
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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	103,500												
REVIEW DATE 01/01/2018 BY MH Total Acres: 2.30 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0491/0853	4/16/1986	WD U	V	V	09	3,300
GRANTOR: PHILIPS EBER B & JANE						
GRANTEE: LEMONS HAROLD & SHI						

BUILDING NOTES

BUILDING DIMENSIONS