

LOT 10
PT OR 601 PG 1191
RIVERSIDE ESTATES #1 PB 5/171

NASSAU COUNTY POLITICAL SUBDIVISION OF STATE OF FL
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

08-1S-23-1830-0010-0000



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 6																	
																	VALUATION BY STANDARD																	
																	Tax Group: 6						Tax Dist:											
																	BUILDING MARKET VALUE						0											
																	TOTAL MARKET OB/XF VALUE						0											
																	TOTAL LAND VALUE - MARKET						57,600											
																	TOTAL MARKET VALUE						57,600											
																	SOH/AGL Deduction						15,083											
																	ASSESSED VALUE						42,517											
																	TOTAL EXEMPTION VALUE						03 42,517											
																	BASE TAXABLE VALUE						0											
DOR CODE					8601COUNTY VACANT																													
MAP NUM												MKT AREA		09																				
NEIGHBORHOOD/LOC					9008.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					CR 121, BRYCEVILLE																													
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																			
LAND DESCRIPTION																	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	008600	C	COUNTY	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,600																	
REVIEW DATE 05/19/2023 BY MLU					Total Acres: 3.20					Total Land Value: 57,600					Market: 0					Agricultural: 0					Common: 57,600					PRINTED 08/02/2023 BY SYS				