

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

08-2N-25-0000-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										6																			
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		2703		06		1,200		101.0394		49.00		58,800		2007		2007		0		0		20.00		80.00		VALUATION BY					STANDARD																								
Roof Structur		10		STEEL FRME 100		1		GARAGE - 0% - 0								Heated Area: 1200														Tax Group: 6					Tax Dist:																								
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					47,040																								
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					44,385																								
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					701,000																								
Ceiling		04		NONE 100																										TOTAL MARKET VALUE					792,425																								
Air Condition		01		NONE 100																										SOH/AGL Deduction					384,145																								
Heating Type		01		NONE 100																										ASSESSED VALUE					408,280																								
Plumbing				0 100																										TOTAL EXEMPTION VALUE					03 408,280																								
Frame		05		STEEL 100																										BASE TAXABLE VALUE					0																								
Story Height				18 100																										TOTAL JUST VALUE					792,425																								
RMS				1 100																										NCON VALUE					0																								
Stories		1.		1. 100																										INCOME VALUE																													
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					371,164																								
Units		00		0 100																																																							
Occupancy		00		NONE 100																																																							
Quality		04		Quality Level 04																																																							
DOR CODE		8600		COUNTY																																																							
MAP NUM				MKT AREA																															08																								
NEIGHBORHOOD/LOC		8026.00																																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																			
BAS		1,200		100		1,200		47,040																																																			
TOTALS		1,200				1,200		47,040																																																			
EXTRA FEATURES										461117 LANDFILL RD, CALLAHAN										BLD DATE 06/08/2020 KKK LGL DATE 05/19/2023 MLU										XF DATE 06/08/2020 KKK 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																													
1		0351		CARPORT MT		0 0		21 26		546.00		SF		10.00		10.00		100		2007		2007		3		35		1,911																															
2		0819		CONC 12"		0 0		151 21		3,171.00		SF		9.50		9.50		100		1994		1994		3		70		21,087																															
3		1131		REINFR 8		0 0		0 0		900.00		SF		6.30		6.30		100		1994		1994		3		91		5,160																															
4		0430		CL FNC 6B		0 0		0 0		153.00		LF		9.70		9.70		100		1994		1994		3		36		534																															
5		0463		FENCE GATE		0 0		0 0		2.00		UT		300.00		300.00		100		1994		1994		3		36		216																															
6		6001		ROLLUP DR		0 0		12 12		1.00		UT		400.00		400.00		100		2007		2007		3		35		140																															
7		6001		ROLLUP DR		0 0		16 16		1.00		UT		400.00		400.00		100		2007		2007		3		35		140																															
8		0351		CARPORT MT		0 0		21 26		546.00		SF		5.90		5.90		100		2007		2007		3		35		1,127																															
9		0351		CARPORT MT		0 0		12 10		120.00		SF		10.00		10.00		100		2007		2007		3		35		420																															
10		0351		CARPORT MT		0 0		18 12		216.00		SF		10.00		10.00		100		2007		2007		3		35		756																															
LAND DESCRIPTION										TOTAL OB/XF										31,491																																							
L N		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											
1		008600		C		COUNTY		0				GU		0.00		0.00		140.20		AC				1.00		1.00		1.00		5,000.00		5,000.00		701,000																									

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