

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 13																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	23	REINF CONC 100								8901	04	21,551	133.9310	231.70	4,993,367	2002	2002		0	0	5.00	95.00																	
Roof Structur	10	STEEL FRME 100								1 GOVT BLDG - 0% - 0										Heated Area: 19978										HX Base Yr									
Roof Cover	11	SLATE 100																																					
Interior Wall	01	MINIMUM 100																																					
Interior Floo	03	CONC FINSH 60																																					
Interior Floo	07	CORK/VTILE 40																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures		101 100																																					
Frame	06	FIREPROOF 100																																					
Story Height		10 100																																					
RMS		62 100																																					
Stories	0	0 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality	06	Quality Level 06																																					
DOR CODE	8600	COUNTY																																					
MAP NUM		MKT AREA																		04																			
NEIGHBORHOOD/LOC	4053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	15,718	100	15,718		3,459,768																																		
CAN	1,230	30	369		81,222																																		
CLP	390	30	117		25,754																																		
FGR	1,275	60	765		168,388																																		
KTA	2,500	110	2,750		605,316																																		
LBA	720	110	792		174,331																																		
SFB	1,300	80	1,040		228,920																																		
TOTALS	23,133		21,551		4,743,699																																		
EXTRA FEATURES							76961 WILLIAM BURGESS 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	0381	COOLER	0	0	16	17	272.00	SF	82.50	82.50	100	2002	2002	3	52	11,669																							
2	0383	FREEZER	0	0	8	17	136.00	SF	105.00	105.00	100	2002	2002	3	52	7,426																							
3	0418	EXHST FAN	0	0	0	0	21.00	UT	400.00	400.00	100	2002	2002	3	21	1,764																							
4	0963	FIRE HYDR	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2002	2002	3	100	9,000																							
5	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2002	2002	3	100	800																							
6	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2002	2002	3	21	378																							
7	0433	CL FNC 10B	0	0	0	0	1,552.00	LF	22.00	22.00	100	2002	2002	3	61	20,828																							
8	0812	CONCRETE C	0	0	0	0	3,780.00	SF	4.00	4.00	100	2002	2002	3	83	12,550																							
9	0966	FIRE SPRNK	0	0	0	0	695.00	SF	3.00	3.00	100	2002	2002	3	83	1,731																							
10	0803	ASPHALT C	0	0	0	0	39,600.00	SF	2.00	2.00	100	2002	2002	3	52	41,184																							
LAND DESCRIPTION							TOTAL OB/XF										107,330																						
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			0.00	0.00	30.07	AC		1.00	1.00	1.00	7,500.00	7,500.00	225,525																					
2	008600	C	COUNTY		0			0.00	0.00	129.97	AC		1.00	1.00	1.00	7,500.00	7,500.00	974,775																					

REVIEW DATE	04/21/2021	BY	KK	Total Acres: 160.04	Total Land Value: 1,200,300	Market: 0	Agricultural: 0	Common: 1,200,300	PRINTED 08/02/2023 BY SYS
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IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

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

2023

08-2N-27-0000-0003-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 13									
4	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
8901	04	113,639	271.1205	469.04	53,301,237	2004	2004	0	0	0	0	4.00	96.00																
4 GOVT BLDG - 0% - 0										Heated Area: 111569										HX Base Yr									
Exterior Wall										VALUATION BY										STANDARD									
Roof Structur										Tax Group: 4										Tax Dist:									
Roof Cover										BUILDING MARKET VALUE										81,758,606									
Interior Wall										TOTAL MARKET OB/XF VALUE										1,326,994									
Interior Floo										TOTAL LAND VALUE - MARKET										1,200,300									
Interior Floo										TOTAL MARKET VALUE										84,285,900									
Ceiling										SOH/AGL Deduction										37,304,016									
Air Condition										ASSESSED VALUE										46,981,884									
Heating Type										TOTAL EXEMPTION VALUE										03 46,981,884									
Fixtures										BASE TAXABLE VALUE										0									
Frame										TOTAL JUST VALUE										84,285,900									
Story Height										NCON VALUE										0									
RMS										INCOME VALUE																			
Stories										PREVIOUS YEAR MKT VALUE										61,945,402									
Units																													
Occupancy																													
Quality										06 Quality Level 06																			
DOR CODE										8600COUNTY																			
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC										4053.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
BAS										111,569										100									
FOP										6,900										30									
																				TOT ADJ AREA									
																				50,237,111									
																				SUBAREA MARKET VALUE									
																				932,076									
TOTALS										118,469										113,639									
																				51,169,188									
EXTRA FEATURES										76961 WILLIAM BURGESS RD, YULEE																			
BLD DATE										04/21/2021										KK									
XF DATE										04/21/2021										KK									
INC DATE																				AG DATE									
LGL DATE										04/21/2021										KK									
LAND DATE																													
OB/XF																													
MKT																													
VALUE																													
NOTES																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2004]										111569\$										FOP=[YR=2004] 6900\$.									
LAND DESCRIPTION										TOTAL OB/XF										41,838									
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																													
REVIEW DATE										04/21/2021										BY									
KK										Total Acres: 160.04										Total Land Value: 1,200,300									
Market: 0										Agricultural: 0										Common: 1,200,300									
PRINTED 08/02/2023 BY SYS																													

IN OR 936/888 & OR 936/894 &
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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8600COUNTY	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	9,576	100
		TOT ADJ AREA
		9,576
		SUBAREA MARKET VALUE
		1,069,448
TOTALS	9,576	9,576 1,069,448

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
8901	04	9,576	64.5559	111.68	1,069,448	2020	2020	0	0	0	100.00
8 GOVT BLDG - 0% - 0											
Heated Area: 9576						HX Base Yr					
76 126 76 126 BAS 2020											

BLD DATE	04/21/2021	KK	LGL DATE	04/21/2021
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