E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

2023

09-3N-24-0000-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

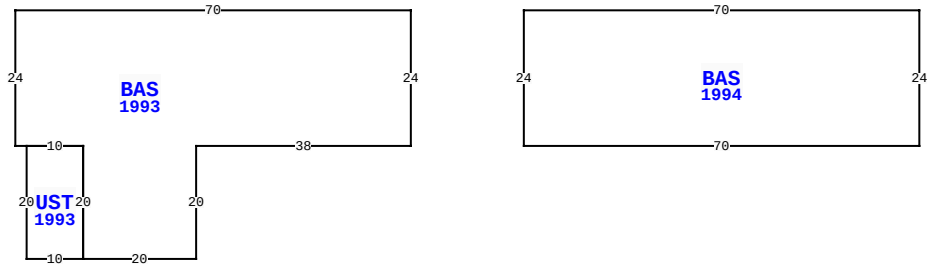
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	153,161
BAS	1,680	100	1,680	123,707
UST	200	40	80	5,891
TOTALS	3,960		3,840	282,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	3,840	85.1295	147.27	565,517	1927	1927	0	0	0	50.00	50.00

1 GOVT BLDG – 0% - 0 Heated Area: 3760 HX Base Yr



37356 PEA FARM RD, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 6 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,846,859
TOTAL MARKET OB/XF VALUE		151,732
TOTAL LAND VALUE - MARKET		242,055
TOTAL MARKET VALUE		2,240,646
SOH/AGL Deduction		755,482
ASSESSED VALUE		1,485,164
TOTAL EXEMPTION VALUE	03	1,485,164
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,240,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,660,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220009	CARPORT	0	01/06/2022
B150025	COMMERCIAL ADDITI	0	03/01/2015
20140103	1960 SF	0	08/11/2014
M1318497	H/AC	0	07/01/2013
20120105	XFOB	350	07/23/2012
20120083	ELEC OTHER	3,000	05/30/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S24 E2 UST=[YR=1993] S20 E10 N20 W10$ E10 S20 E20 N20 E38 N24$ PTR=E20BAS=[YR=1994] E70 S24 W70 N24$ W20$.

EXTRA FEATURES

LN	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	0681	POLE SHED	0	0	38	30	1,140.00	SF	15.00	15.00	100	1960	1960	3	20	3,420	
2	0510	GARAGE WD-	0	0	20	14	280.00	SF	35.00	35.00	100	1980	1980	3	20	1,960	
3	0680	POLE SHED	0	0	71	22	1,562.00	SF	10.00	10.00	100	1980	1980	3	20	3,124	
4	0940	SHEDS/PORT	0	0	16	11	176.00	SF	20.10	20.10	100	1960	1960	3	20	708	
5	0940	SHEDS/PORT	0	0	14	12	168.00	SF	30.00	30.00	100	1960	1960	3	20	1,008	
6	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1960	1960	3	20	1,152	
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	37.50	37.50	100	1986	1986	3	20	600	
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1991	1991	3	72	36	
9	0980	TANK	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1992	1992	3	20	500	
10	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1996	1996	3	20	384	

TOTAL OB/XF 12,892

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		R1	0.00	0.00	53.79	AC		1.00	1.00	1.00	4,500.00	4,500.00	242,055							

REVIEW DATE 09/24/2020 BY KK Total Acres: 53.79 Total Land Value: 242,055 Market: 0 Agricultural: 0 Common: 242,055 PRINTED 08/02/2023 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

2023

09-3N-24-0000-0031-0000

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

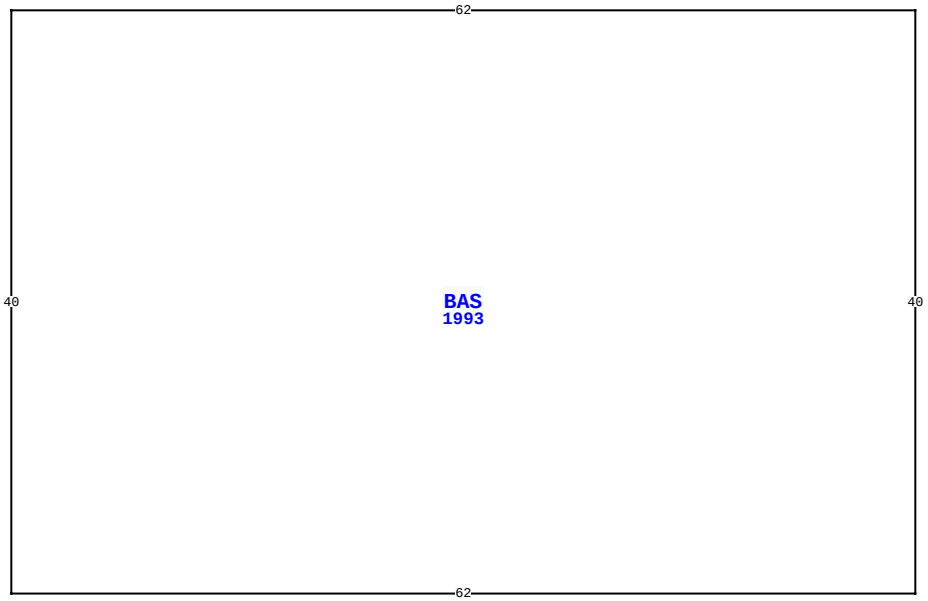
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	21,918
TOTALS	2,480		2,480	21,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,480	93.0300	44.19	109,591	1975	1975	0	0	0	80.00	20.00

3 STOR WAREH – 0% - 0 Heated Area: 2480 HX Base Yr



37356 PEA FARM RD, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 6 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,846,859
TOTAL MARKET OB/XF VALUE		151,732
TOTAL LAND VALUE - MARKET		242,055
TOTAL MARKET VALUE		2,240,646
SOH/AGL Deduction		755,482
ASSESSED VALUE		1,485,164
TOTAL EXEMPTION VALUE	03	1,485,164
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,240,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,660,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0909091	DEMOLITION	2,468	09/04/2009
B22367	DEMOLITION	100	04/01/2009
B22234	DEMOLITION	100	01/01/2009
0610136	CARPORT	2,200	10/18/2006
0601026	ELEC OTHER	0	01/30/2006
0311	ELEC OTHER	0	03/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S40 E62 N40$.

EXTRA FEATURES

LN	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
11	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2004	2004	3	100	1,200	
12	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	2004	2004	3	89	289	
13	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2004	2004	3	24	461	
14	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2004	2004	3	66	2,079	
15	0351	CARPORT MT	0	0	20	12	240.00	SF	5.90	5.90	100	2006	2006	3	31	439	
16	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2004	2004	3	24	67	
17	0300	BOAT DCK W	0	0	0	0	140.00	SF	40.00	40.00	100	2004	2004	3	40	2,240	
18	6002	EL ROLL DR	0	0	0	0	6.00	UT	900.00	900.00	100	2004	2004	3	24	1,296	
19	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2004	2004	3	24	300	
20	0803	ASPHALT C	0	0	0	0	22,574.00	SF	2.00	2.00	100	2004	2004	3	56	25,283	

TOTAL OB/XF 33,654

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/24/2020 BY KK Total Acres: 53.79 Total Land Value: 242,055 Market: 0 Agricultural: 0 Common: 242,055 PRINTED 08/02/2023 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

2023

09-3N-24-0000-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

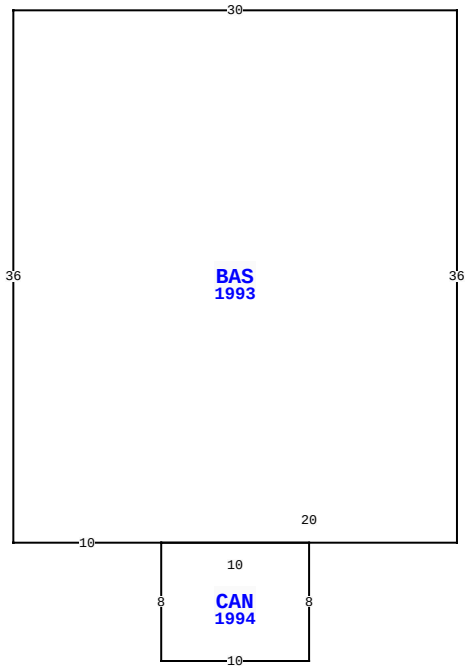
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	68,151
CAN	80	30	24	1,515
TOTALS	1,160		1,104	69,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,104	89.7750	127.48	140,738	1985	1985	0	0	0	50.50	49.50

4 OFFICE 1&2 – 0% - 0 Heated Area: 1080 HX Base Yr



37356 PEA FARM RD, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 6 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,846,859
TOTAL MARKET OB/XF VALUE		151,732
TOTAL LAND VALUE - MARKET		242,055
TOTAL MARKET VALUE		2,240,646
SOH/AGL Deduction		755,482
ASSESSED VALUE		1,485,164
TOTAL EXEMPTION VALUE	03	1,485,164
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,240,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,660,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311245	NEW CONSTR	0	10/30/2003
B962869	XFOB	1,088	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S36E10 CAN=[YR=1994] S8 E10 N8 W10 $ E20 N36 $.

EXTRA FEATURES

LN	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
21	0812	CONCRETE C	0	0	0	0	4,250.00	SF	4.00	4.00	100	2004	2004	3	86	14,620	
22	0812	CONCRETE C	0	0	0	0	1,201.00	SF	4.00	4.00	100	1980	1980	3	35	1,681	
23	0803	ASPHALT C	0	0	1200	20	24,000.00	SF	1.42	1.42	100	1980	1980	3	50	17,040	
24	0978	SECURTY LT	0	0	0	0	3.00	UT	319.50	319.50	100	1975	1975	3	20	192	
25	6000	ROLLUP DR	0	0	0	0	5.00	UT	0.00	0.00	100	1975	1975	3	20	0	
26	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1975	1975	3	100	500	
27	0812	CONCRETE C	0	0	0	0	5,570.00	SF	2.84	2.84	100	1985	1985	3	49.5	7,830	
28	0681	POLE SHED	0	0	20	19	380.00	SF	10.65	10.65	100	1985	1985	3	20	809	
29	0811	CONCRETE B	0	0	0	0	811.00	SF	3.69	3.69	100	1985	1985	3	49.5	1,482	
30	0402	CONC BUMPE	0	0	0	0	2.00	UT	17.75	17.75	100	1985	1985	3	60	21	

TOTAL OB/XF 44,175

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/24/2020 BY KK Total Acres: 53.79 Total Land Value: 242,055 Market: 0 Agricultural: 0 Common: 242,055 PRINTED 08/02/2023 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

2023

09-3N-24-0000-0031-0000

BUILDING CHARACTERISTICS

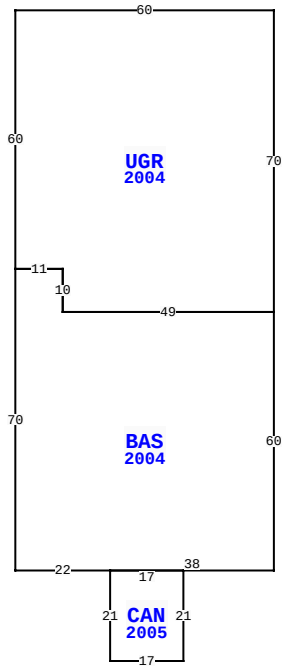
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	05	STEEL 100
Story Height		16 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,710	100	3,710	886,447
CAN	357	30	107	25,566
UGR	4,090	40	1,636	390,897
TOTALS	8,157		5,453	1,302,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	5,453	143.8669	248.89	1,357,197	2004	2004	0	0	0	4.00	96.00

5 GOVT BLDG – 0% - 0 Heated Area: 3710 HX Base Yr



37356 PEA FARM RD, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,846,859
TOTAL MARKET OB/XF VALUE		151,732
TOTAL LAND VALUE - MARKET		242,055
TOTAL MARKET VALUE		2,240,646
SOH/AGL Deduction		755,482
ASSESSED VALUE		1,485,164
TOTAL EXEMPTION VALUE	03	1,485,164
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,240,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,660,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2004] W60 S60 BAS=[YR=2004] S70 E22 CAN=[YR=2005] S21 E17 N21 W17$ E38 N60 W49 N10 W11$ E11 S10 E49 N70$.

EXTRA FEATURES

LN	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
31	0803	ASPHALT C	0	0	0	0	15,989.00	SF	1.42	1.42	100	1985	1985	3	50	11,352	
32	0971	ST LGHT OV	0	0	0	0	5.00	UT	1,104.05	1,104.05	100	1970	1970	3	20	1,104	
33	0811	CONCRETE B	0	0	0	0	868.00	SF	3.69	3.69	100	1985	1985	3	49.5	1,586	
34	0810	CONCRETE A	0	0	0	0	418.00	SF	4.62	4.62	100	2014	2014	3	95	1,833	
35	1242	WD DECK A	0	0	0	0	319.00	SF	7.10	7.10	100	2014	2014	3	70	1,585	
36	0810	CONCRETE A	0	0	6	5	30.00	SF	4.62	4.62	100	2014	2014	3	95	132	
37	1242	WD DECK A	0	0	10	6	60.00	SF	7.10	7.10	100	2014	2014	3	70	298	
38	0810	CONCRETE A	0	0	20	4	80.00	SF	4.62	4.62	100	2011	2011	3	93	343	
39	1242	WD DECK A	0	0	0	0	150.00	SF	7.10	7.10	100	2011	2011	3	55	586	
40	1242	WD DECK A	0	0	5	5	25.00	SF	7.10	7.10	100	2011	2011	3	55	98	

TOTAL OB/XF 18,917

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/24/2020 BY KK Total Acres: 53.79 Total Land Value: 242,055 Market: 0 Agricultural: 0 Common: 242,055 PRINTED 08/02/2023 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
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NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

09-3N-24-0000-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

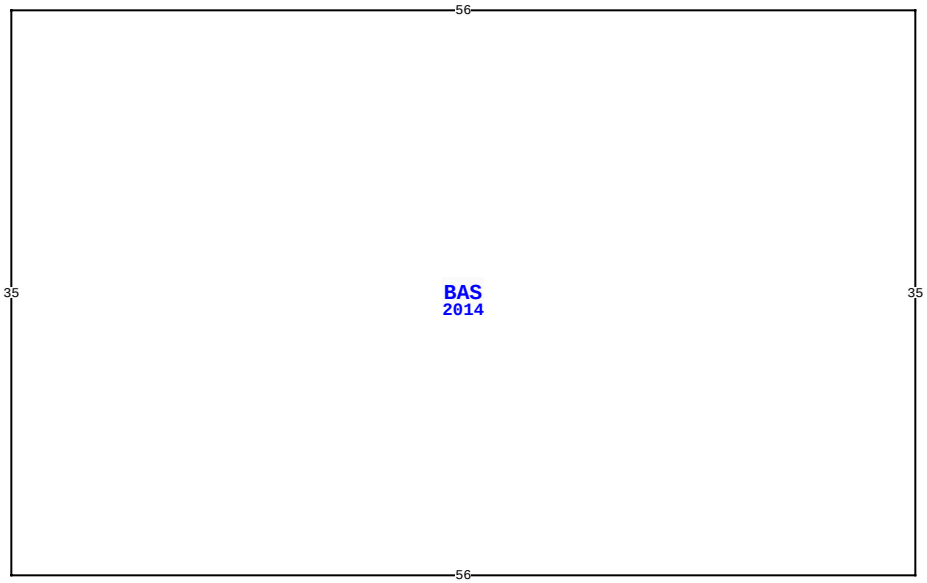
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	56,867
TOTALS	1,960		1,960	56,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,960	80.3250	69.08	135,397	1997	1997	0	0	0	58.00	42.00

6 MH OFFICE – 0% - 0 Heated Area: 1960 HX Base Yr



37356 PEA FARM RD, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,846,859
TOTAL MARKET OB/XF VALUE		151,732
TOTAL LAND VALUE - MARKET		242,055
TOTAL MARKET VALUE		2,240,646
SOH/AGL Deduction		755,482
ASSESSED VALUE		1,485,164
TOTAL EXEMPTION VALUE	03	1,485,164
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,240,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,660,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 S35 E56 N35$.

EXTRA FEATURES

LN	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
50	0350	CARPORT WD	0	0	100	40	4,000.00	SF	13.00	13.00	100	2015	2015	3	74	38,480	
51	0351	CARPORT MT	0	0	30	18	540.00	SF	6.90	6.90	100	2021	2021	3	97	3,614	

LAND DESCRIPTION

TOTAL OB/XF 42,094

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/24/2020 BY KK Total Acres: 53.79 Total Land Value: 242,055 Market: 0 Agricultural: 0 Common: 242,055 PRINTED 08/02/2023 BY SYS

E1/2 OF SE1/4 OF SEC 9-3N-24E
(EX PT IN OR 90-97 &
OR 2053/804)

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

2023

09-3N-24-0000-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

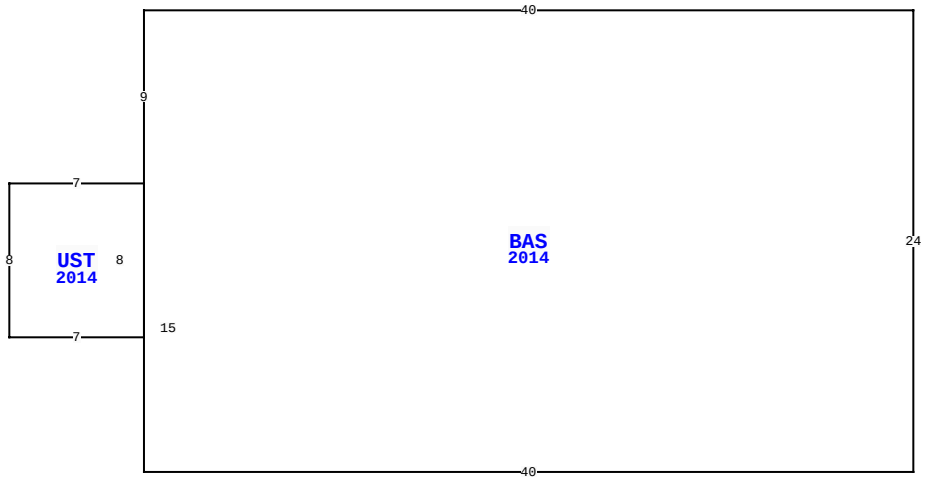
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	110,216
UST	56	40	22	2,526
TOTALS	1,016		982	112,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	982	86.9400	123.45	121,228	2011	2011	0	0	0	7.00	93.00

7 OFFICE 1&2 – 0% - 0 Heated Area: 960 HX Base Yr



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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W40 S9 UST=[YR=2014] W7 S8 E7 N8$ S15 E40 N24$.

EXTRA FEATURES

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

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