



| BUILDING CHARACTERISTICS   |                  |             |              |                      |                                 |       |    |       |                | MARKET ADJUSTMENTS |         |             |             |                |                                  |       |  |      |      | NASSAU COUNTY PROPERTY  |           |        |  |  |  |  |  |  |  |  |  |
|--|------------------|-------------|--------------|----------------------|---------------------------------|-------|----|-------|----------------|--------------------|---------|-------------|-------------|----------------|----------------------------------|-------|--|------|------|---|-----------|--------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION   |                  |             |              |                      |                                 |       |    |       |                | VALUATION SUMMARY  |         |             |             |                |                                  |       |  |      |      | PAGE 1 of 1   |           |        |  |  |  |  |  |  |  |  |  |
| ELEMENT  | CD               |             |              |                      |                                 |       |    |       |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW                   | AYB   | EYB  | ECON | FNCT | NORM  | % COND    |        |  |  |  |  |  |  |  |  |  |
|  |                  |             |              |                      |                                 |       |    |       |                |                    |         |             |             |                |                                  |       |  |      |      | VALUATION BY STANDARD<br>Tax Group: 4 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 15,500<br>TOTAL MARKET VALUE 15,500<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 15,500<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 15,500<br>TOTAL JUST VALUE 15,500<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE |           |        |  |  |  |  |  |  |  |  |  |
| DOR CODE   |                  | 0000 VACANT |              |                      |                                 |       |    |       |                |                    |         |             |             |                |                                  |       |  |      |      | PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD TYPE Q V RSN SALE<br>Number DATE INST U / I / CD PRICE  |           |        |  |  |  |  |  |  |  |  |  |
| MAP NUM  |                  | MKT AREA 05 |              |                      |                                 |       |    |       |                |                    |         |             |             |                |                                  |       |  |      |      | BUILDING NOTES<br>BUILDING DIMENSIONS   |           |        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC   |                  | 5020.00     |              |                      |                                 |       |    |       |                |                    |         |             |             |                |                                  |       |  |      |      |   |           |        |  |  |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |                                 |       |    |       |                |                    |         |             |             |                |                                  |       |  |      |      |   |           |        |  |  |  |  |  |  |  |  |  |
|  |                  |             |              |                      | BLD DATE<br>XF DATE<br>INC DATE |       |    |       |                |                    |         |             |             |                | LGL DATE<br>LAND DATE<br>AG DATE |       |  |      |      |   |           |        |  |  |  |  |  |  |  |  |  |
| TOTALS   |                  |             |              |                      | 75236 WEATHERSFORD PL, YULEE    |       |    |       |                |                    |         |             |             |                |                                  |       |  |      |      |   |           |        |  |  |  |  |  |  |  |  |  |
| 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<br>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  | 000000           | C           | VAC RES      |                      |                                 | 0     |    |       |                |                    |         |             |             |                | 1.00                             | LT    | 1.00   | 1.00 | 1.00 | 15,500.00   | 15,500.00 | 15,500 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 06/06/2023 BY DC Total Acres: 0.00 Total Land Value: 15,500 Market: 0 Agricultural: 0 Common: 15,500 PRINTED 08/02/2023 BY SYS |                  |             |              |                      |                                 |       |    |       |                |                    |         |             |             |                |                                  |       |  |      |      |   |           |        |  |  |  |  |  |  |  |  |  |