



| 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 / 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 |       |          |                   |                |             |                          |             |           |             |                 |                |                 |            |                             |                |   |        |                           |    |        |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                      |                      |       |          |                   |                |             |                          |             |           |             |                 |                |                 |            |                             |                |   |        |                           |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      |       |          |                   |                |             | 75749 PONDSIDE LN, 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          |                 |            |                             |                |   |        |                           |    |        |  |  |  |  |  |  |  |
| 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         | DPHT 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                    |       | PUD      |                   |                | 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 |    |        |  |  |  |  |  |  |  |