



| 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 Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 15,500 TOTAL MARKET VALUE 15,500 SOH/AGL Deduction 0 ASSESSED VALUE 15,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,500 TOTAL JUST VALUE 15,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE | | | | | | | | | | | |
| DOR CODE | | 0000 VACANT | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I CD PRICE | | | | | | | | | | | |
| MAP NUM | | MKT AREA 05 | | | | | | | | | | | | | | | | | | BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 5020.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | 75861 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 | 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 | | 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 | | | | | | | | | |