

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:		PERMIT NUM		DESCRIPTION		AMT		ISSUED		
															BUILDING MARKET VALUE		0		0		0									
															TOTAL MARKET OB/XF VALUE		0		0		15,500									
															TOTAL LAND VALUE - MARKET		15,500		15,500		15,500									
															TOTAL MARKET VALUE		15,500		15,500		15,500									
															SOH/AGL Deduction		0		0		0									
															ASSESSED VALUE		15,500		15,500		15,500									
															TOTAL EXEMPTION VALUE		0		0		0									
															BASE TAXABLE VALUE		15,500		15,500		15,500									
															TOTAL JUST VALUE		15,500		15,500		15,500									
															NCON VALUE		0		0		0									
															INCOME VALUE		0		0		0									
															PREVIOUS YEAR MKT VALUE		0		0		0									
DOR CODE										0000 VACANT																				
MAP NUM																				05										
NEIGHBORHOOD/LOC										5020.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																														
EXTRA FEATURES										75804 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																														

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				0			
PREVIOUS YEAR MKT VALUE				0			

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

BUILDING NOTES									

BUILDING DIMENSIONS									