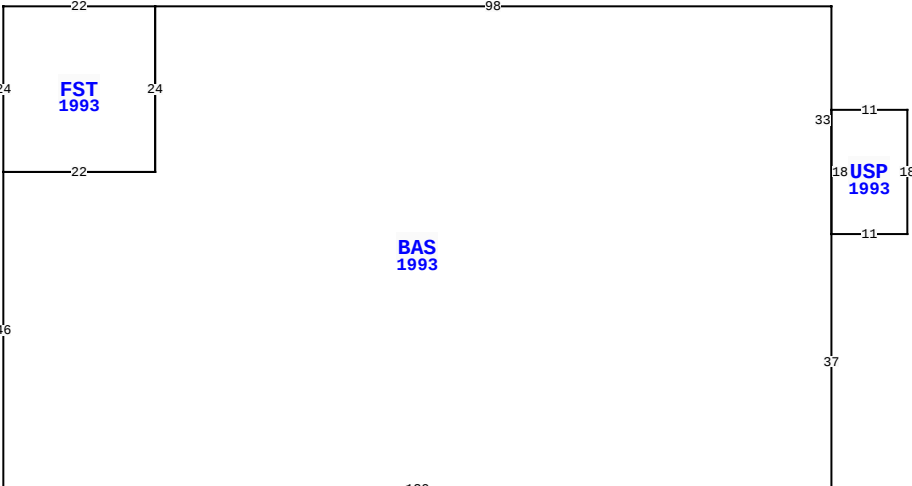


NASSAU COUNTY MENTAL HEALTH
463142 SR 200
YULEE, FL 32097

10-3N-24-2320-0042-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4					
CONSTRUCTION										VALUATION SUMMARY																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 100								1721	04	8,215	89.3475	145.41	1,194,543	1981	1981		0	0	0	62.00	38.00																
Roof Structur	04	WOOD TRUSS 100								1 MDL OFFICE - 0% - 0										Heated Area: 7872										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 70																																					
Interior Wall	01	MINIMUM 30																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Ceiling	01	FIN.SUSPD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures		22 100																																					
Frame	03	MASONRY 100																																					
Story Height		10 100																																					
RMS		17 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
DOR CODE		8900 MUNICIPAL																																					
MAP NUM										MKT AREA		09																											
NEIGHBORHOOD/LOC		9002.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	7,872	100	7,872	434,974																																			
FST	528	50	264	14,587																																			
USP	198	40	79	4,365																																			
TOTALS		8,598		8,215	453,926																																		
EXTRA FEATURES					371015 EASTWOOD RD, HILLIARD										BLD DATE		02/25/2022		KK		LGL DATE		02/25/2022		KK														
															XF DATE		02/25/2022		KK		LAND DATE																		
															INC DATE						AG DATE																		
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																						
2	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20	5.20	100	1994	1994	3	70	2,897																							
3	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	1994	1994	3	77	366																							
4	0803	ASPHALT C	0	0	0	0	7,930.00	SF	2.00	2.00	100	1994	1994	3	50	7,930																							
5	0940	SHEDS/PORT	0	0	13	4	52.00	SF	30.00	30.00	100	2000	2000	3	20	312																							
6	0476	VF 6 SBPL	0	0	0	0	577.00	LF	32.00	32.00	100	2019	2019	3	96	17,725																							
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288																							
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80																							
LAND DESCRIPTION										TOTAL OB/XF										29,598																			
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	001901	C	MEDICAL OF			OR	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.50	1.50	65,340																						
REVIEW DATE	12/21/2022	BY	HS	Total Acres: 0.00		Total Land Value: 65,340				Market: 0				Agricultural: 0				Common: 65,340				PRINTED 08/02/2023 BY SYS																	