



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 55,000 SOH/AGL Deduction 0 ASSESSED VALUE 55,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,000 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,538											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 05																													
NEIGHBORHOOD/LOC		5009.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
<b>TOTALS</b> EXTRA FEATURES 65685 EDGEWATER DR, YULEE BLD DATE XF DATE INC DATE LGL DATE LAND DATE 06/12/2023 AG DATE MLU																															
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															
<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																															
LAND DESCRIPTION										TOTAL OB/XF																					
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000														
<b>REVIEW DATE</b> 06/12/2023 <b>BY</b> MLU Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 <b>PRINTED 08/02/2023 BY SYS</b>																															