



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	PAGE 1 of 2										
Exterior Wall	10	ABOVE AVG 80	3301	04	1,842	79.1910	98.39	181,234	1973	1980	0	0	0	50.00	50.00	VALUATION BY STANDARD									
Exterior Wall	03	BELOW AVG. 20	1 BARS - 0% - 0													Heated Area: 1828 HX Base Yr									
Roof Structur	04	WOOD TRUSS 100														Tax Group: 4 Tax Dist:									
Roof Cover	02	ROLL COMP 100														BUILDING MARKET VALUE 90,617									
Interior Wall	04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE 24,951									
Interior Floo	09	PINE WOOD 100														TOTAL LAND VALUE - MARKET 137,800									
Ceiling	02	F.NOT SUS 100														TOTAL MARKET VALUE 253,368									
Air Condition	01	NONE 100														SOH/AGL Deduction 20,903									
Heating Type	01	NONE 100														ASSESSED VALUE 232,465									
Fixtures	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 232,465									
Story Height	8	100														TOTAL JUST VALUE 253,368									
RMS	5	100	NCON VALUE 0																						
Stories	1.	1. 100	INCOME VALUE																						
Units	0	100	PREVIOUS YEAR MKT VALUE 219,788																						
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	3300	NIGHTCLUB/BARS																							
MAP NUM	MKT AREA																			04					
NEIGHBORHOOD/LOC	4051.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																		TOT ADJ AREA	SUBAREA MARKET VALUE				
BAS	580	100																		580	28,533				
BAS	874	100																		874	42,997				
BAS	48	100																		48	2,362				
BAS	96	100	96	4,723																					
BAS	230	100	230	11,315																					
DCK	121	10	12	591																					
STP	21	10	2	99																					
TOTALS	1,970		1,842	90,617																					
EXTRA FEATURES					850019 US HWY 17, YULEE										BLD DATE 04/11/2022 KK LGL DATE 04/11/2022 KK AG DATE 04/11/2022 KK										
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										
3	0424	CL FNC 6'	0	0	0	0		245.00	LF	20.00	20.00	100	2006	2006	3	72	3,528								
4	0464	FNC GT 10'	0	0	0	0		2.00	UT	350.00	350.00	100	2006	2006	3	72	504								
5	0306	BOAT RAMP	0	0	0	0		1.00	UT	3,000.00	3,000.00	100	1998	1998	3	100	3,000								
8	0811	CONCRETE B	0	0	0	0		754.00	SF	5.20	5.20	100	2006	2006	3	88	3,450								
9	0351	CARPORT MT	0	0	18	18		324.00	SF	6.60	6.60	100	2007	2007	3	35	748								
10	0463	FENCE GATE	0	0	0	0		1.00	UT	300.00	300.00	100	2008	2008	3	76	228								
11	0423	CL FNC 5'	0	0	0	0		105.00	LF	6.85	6.85	100	2008	2008	3	76	547								
13	0351	CARPORT MT	0	0	31	18		558.00	SF	6.60	6.60	100	2008	2008	3	40	1,473								
14	0443	STK FNC 6'	0	0	0	0		36.00	LF	10.00	10.00	100	2008	2008	3	40	144								
15	1242	WD DECK A	0	0	0	0		721.00	SF	10.00	10.00	100	2008	2008	3	40	2,884								
LAND DESCRIPTION					TOTAL OB/XF 16,506																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	003300	C	NIGHT CLUB	0	0004	OR	416.00	416.00	68,750.00	SF		1.00	1.00	1.00	2.00	2.00	137,500								
2	009620	C	MARSH	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	100.00	100.00	300								
REVIEW DATE 04/11/2022 BY KK Total Acres: 3.00 Total Land Value: 137,800 Market: 0 Agricultural: 0 Common: 137,800 PRINTED 08/02/2023 BY SYS																									

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