



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											
Exterior Wall	15	CONC BLOCK 100	7101	04	3,224	83.8032	141.00	454,584	1958	1958	0	0	34.50	65.50	STANDARD											
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0													Heated Area: 3181										
Roof Cover	12	MODULAR MT 100														HX Base Yr										
Interior Wall	02	WALL BD/WD 100																								
Interior Floo	05	ASPH TILE 100																								
Ceiling	01	FIN.SUSPD 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Fixtures	6	100																								
Frame	03	MASONRY 100																								
Story Height	13	100																								
RMS	5	100																								
Stories	1.	1. 100																								
Units	0	100																								
BUD8 Adjustme	04	DIST 01 100																								
Occupancy	00	NONE 100																								
Quality	03	Quality Level 03																								
DOR CODE	7100	CHURCHES																								
MAP NUM		MKT AREA														04										
NEIGHBORHOOD/LOC	4025.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	3,181	100	3,181	293,781																						
FOP	30	30	9	831																						
FOP	99	30	30	2,771																						
STP	18	10	2	185																						
STP	20	10	2	185																						
TOTALS	3,348		3,224	297,753																						
EXTRA FEATURES			96382 MT ZION LOOP, 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									
1	1123	CB 8"	0	0	0	0	81.00	SF	6.15	6.15	100	1958	1958	3	20	100										
2	0810	CONCRETE A	0	0	9	6	54.00	SF	6.50	6.50	100	1958	1958	3	20	70										
3	0819	CONC 12"	0	0	0	0	11.00	SF	9.50	9.50	100	1958	1958	3	20	21										
4	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	1958	1958	3	20	31										
5	0819	CONC 12"	0	0	0	0	30.00	SF	9.50	9.50	100	1958	1958	3	20	57										
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384										
7	0819	CONC 12"	0	0	30	4	120.00	SF	9.50	9.50	100	1990	1990	3	62	707										
8	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1990	1990	3	62	101										
9	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	1,711										
10	0476	VF 6 SBPL	0	0	0	0	103.00	LF	32.00	32.00	100	2005	2005	3	69	2,274										
LAND DESCRIPTION			TOTAL OB/XF													5,456										
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	007100	C	CHURCH	0	0006	RM	0.00	0.00	1.18	AC		1.00	1.00	1.00	80,000.00	80,000.00	94,400									
2	009400	C	RIGHTOFWAY	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100									
REVIEW DATE 12/10/2020 BY KK Total Acres: 1.18 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/02/2023 BY SYS																										

[illegible]