

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	25	MOD METAL 80								1701	04	47,023	100.7760	143.10	6,728,991	1987	2000	0	0	20.00	80.00	VALUATION BY								STANDARD																													
Exterior Wall	19	COMMON BRK 20								1 OFFICE 1&2 - 0% - 0										Heated Area: 45239										HX Base Yr										Tax Group: 4								Tax Dist:											
Roof Structure	10	STEEL FRME 100																		BUILDING MARKET VALUE										7,246,447																													
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE										407,162																													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										425,500																													
Interior Floo	14	CARPET 80																		TOTAL MARKET VALUE										8,079,109																													
Interior Floo	03	CONC FINSH 20																		SOH/AGL Deduction										2,567,172																													
Ceiling	01	FIN.SUSPD 100																		ASSESSED VALUE										5,511,937																													
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										03										5,511,937																			
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										0										TOTAL JUST VALUE										8,079,109									
Fixtures	48	100																		NCON VALUE										0										INCOME VALUE																			
Frame	06	FIREPROOF 100																		PREVIOUS YEAR MKT VALUE										5,397,759																													
Story Height	13	100																																																									
RMS	95	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	8600	COUNTY																																																									
MAP NUM		MKT AREA								04																																																	
NEIGHBORHOOD/LOC	4002.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	45,239	100	45,239	5,178,961																																																							
CAN	70	30	21	2,404																																																							
CAN	489	30	147	16,829																																																							
UST	227	40	91	10,418																																																							
UST	1,648	40	659	75,442																																																							
UST	2,166	40	866	99,140																																																							
TOTALS	49,839		47,023	5,383,193																																																							
EXTRA FEATURES					96135 NASSAU PL, 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	0812	CONCRETE C	0	0	0	7,424.00	SF	4.00	4.00	100	1987	1987	3	54.5	16,184																																												
2	0511	GARAGE CB-	0	0	15	255.00	SF	40.00	40.00	100	1987	1987	3	54.5	5,559																																												
3	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00	100	1987	1987	3	26	1,973																																												
4	0803	ASPHALT C	0	0	0	24,464.00	SF	2.00	2.00	100	1987	1987	3	50	24,464																																												
6	1121	CB 4"	0	0	62	248.00	SF	5.00	5.00	100	1987	1987	3	54.5	676																																												
7	0505	FLAGPOLE A	0	0	0	15.00	LF	50.00	50.00	100	1987	1987	3	20	150																																												
8	0400	CONC CURB	0	0	0	184.00	LF	15.00	15.00	100	1990	1990	3	70	1,932																																												
9	0812	CONCRETE C	0	0	0	14,800.00	SF	4.00	4.00	100	1990	1990	3	62	36,704																																												
10	0402	CONC BUMPE	0	0	0	54.00	UT	25.00	25.00	100	1998	1998	3	83	1,121																																												
11	6002	EL ROLL DR	0	0	0	3.00	UT	900.00	900.00	100	1987	1987	3	20	540																																												
LAND DESCRIPTION										TOTAL OB/XF										89,303																																							
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	D																																							
1	008600	C	COUNTY	0		PUD	0.00	0.00	8.51	AC		1.00	1.00	1.00	50,000.00	50,000.00	425,500																																										

[illegible]

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																						BASE TAXABLE VALUE					0							
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