



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 3												
Exterior Wall	25	MOD METAL 100	4101	04	7,200	68.8200	39.23	282,456	1988	1988	0	0	0	15.00	85.00	VALUATION BY STANDARD											
Roof Structur	10	STEEL FRME 100	1 LGHT MANUF - 0% - 0													Heated Area: 7200											
Roof Cover	12	MODULAR MT 100														HX Base Yr											
Interior Wall	01	MINIMUM 100																									
Interior Floo	03	CONC FINSH 100																									
Ceiling	02	F.NOT SUS 100																									
Air Condition	01	NONE 100																									
Heating Type	01	NONE 100																									
Fixtures	5	100																									
Frame	05	STEEL 100																									
Story Height	17	100																									
RMS	5	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	4100	LIGHT MANUFACTURE																									
MAP NUM		MKT AREA														04											
NEIGHBORHOOD/LOC	4002.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
AOF	300	100	300	10,004																							
BAS	3,300	100	3,300	110,040																							
BAS	3,600	100	3,600	120,044																							
TOTALS			7,200	7,200	240,088																						
EXTRA FEATURES			96144 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	0810	CONCRETE A	0	0	42	4		260.00	SF 6.50	6.50	100	1988	1988	3	57	963											
2	0810	CONCRETE A	0	0	20	13		260.00	SF 6.50	6.50	100	1988	1988	3	57	963											
3	0810	CONCRETE A	0	0	8	2		16.00	SF 6.50	6.50	100	1988	1988	3	57	59											
4	0810	CONCRETE A	0	0	25	4		100.00	SF 6.50	6.50	100	1988	1988	3	57	371											
5	0810	CONCRETE A	0	0	14	3		42.00	SF 6.50	6.50	100	1988	1988	3	57	156											
6	0810	CONCRETE A	0	0	26	4		104.00	SF 6.50	6.50	100	2002	2002	3	83	561											
7	0810	CONCRETE A	0	0	34	4		136.00	SF 6.50	6.50	100	2002	2002	3	83	734											
8	0430	CL FNC 6B	0	0	0	0		663.00	LF 9.70	9.70	100	1988	1988	3	26	1,672											
9	0430	CL FNC 6B	0	0	0	0		17.00	LF 9.70	9.70	100	1987	1987	3	25	41											
10	0424	CL FNC 6'	0	0	0	0		80.00	LF 20.00	20.00	100	1987	1987	3	25	400											
LAND DESCRIPTION			TOTAL OB/XF													5,920											
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	004100	C	LIGHT MFG.	0		PUD	0.00	0.00	1.20	AC		1.00	1.00	1.00	50,000.00	50,000.00	60,000										
2	009605	C	WETLANDS	0			0.00	0.00	0.85	AC		1.00	1.00	1.00	1,000.00	1,000.00	850										
REVIEW DATE 06/16/2021 BY KK Total Acres: 2.05 Total Land Value: 60,850 Market: 0 Agricultural: 0 Common: 60,850 PRINTED 08/02/2023 BY SYS																											

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