



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 5										
Exterior Wall	15	CONC BLOCK 70	1304	04	10,129	141.7056	182.09	1,844,390	2016	2016	25	0	0	3.00	72.00	VALUATION SUMMARY									
Exterior Wall	17	CB STUCCO 30	1 DEPT STORE - 0% - 0													DIRECT_CAP									
Roof Structur	10	STEEL FRME 100	Heated Area: 10052													Tax Group: 4									
Roof Cover	12	MODULAR MT 100	HX Base Yr													Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE									
Interior Floo	07	CORK/VTILE 90														TOTAL MARKET OB/XF VALUE									
Interior Floo	11	CLAY TILE 10														TOTAL LAND VALUE - MARKET									
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE									
Air Condition	04	ROOF TOP 100														SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE									
Fixtures	11	100														TOTAL EXEMPTION VALUE									
Frame	05	STEEL 100														BASE TAXABLE VALUE									
Common Wall	30	100														TOTAL JUST VALUE									
Story Height	18	100														NCON VALUE									
RMS	5	100	INCOME VALUE																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE																						
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	06	Quality Level 06																							
DOR CODE	1600	COMMUNITY SHOPPING																							
MAP NUM		MKT AREA	04																						
NEIGHBORHOOD/LOC	4002.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	10,052	100	10,052	1,317,866																					
PTO	1,548	5	77	10,095																					
TOTALS	11,600		10,129	1,327,961																					
EXTRA FEATURES					463911 SR 200, YULEE																				
BLD DATE	07/23/2021		KK	LGL DATE																					
XF DATE	07/23/2021		KK	LAND DATE	07/23/2021																				
INC DATE				AG DATE	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								
1	0803	ASPHALT C	0	0	0	0	8,134.00	SF	2.00	2.00	100	2012	2012	3	72	11,713									
2	0400	CONC CURB	0	0	0	0	370.00	LF	15.00	15.00	100	2012	2012	3	96	5,328									
3	0812	CONCRETE C	0	0	0	0	1,768.00	SF	4.00	4.00	100	2012	2012	3	94	6,648									
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2012	2012	3	96	96									
6	0803	ASPHALT C	0	0	0	0	8,639.00	SF	2.00	2.00	100	2012	2012	3	72	12,440									
7	0400	CONC CURB	0	0	0	0	93.00	LF	15.00	15.00	100	2012	2012	3	96	1,339									
8	0802	ASPHALT B	0	0	0	0	650.00	SF	2.40	2.40	100	2016	2016	3	80	1,248									
9	0400	CONC CURB	0	0	0	0	80.00	LF	15.00	15.00	100	2016	2016	3	98	1,176									
10	0803	ASPHALT C	0	0	0	0	2,250.00	SF	2.00	2.00	100	2016	2016	3	80	3,600									
11	0811	CONCRETE B	0	0	0	0	566.00	SF	5.20	5.20	100	2016	2016	3	97	2,855									
LAND DESCRIPTION					TOTAL OB/XF										46,443										
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	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	219,100.00	SF		1.00	1.00	1.00	8.00	8.00	1,752,800								
REVIEW DATE 07/23/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																									

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