



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	01	MINIMUM 90	0150	04	1,536	36.0045	18.00	27,648	1984	1984	0	0	0	41.95	58.05	VALUATION BY STANDARD																		
Exterior Wall	05	AVERAGE 10	1 ACCESSORY U - 0% - 0										Heated Area: 1536					HX Base Yr					Tax Group: 4					Tax Dist:						
Roof Structur	04	WOOD TRUSS 100											BUILDING MARKET VALUE										18,843											
Roof Cover	12	MODULAR MT 100											TOTAL MARKET OB/XF VALUE										5,859											
Interior Wall	07	NONE 100											TOTAL LAND VALUE - MARKET										1,377,388											
Interior Floo	03	CONC FINSH 100											TOTAL MARKET VALUE										130,363											
Ceiling	04	NONE 100											SOH/AGL Deduction										26,793											
Air Condition	01	NONE 100											ASSESSED VALUE										103,570											
Heating Type	01	NONE 100											TOTAL EXEMPTION VALUE										0											
Fixtures	1	1 100											BASE TAXABLE VALUE										103,570											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										1,402,090											
Story Height		8 100											NCON VALUE										0											
RMS		2 100											INCOME VALUE																					
Stories	1.	1. 100											PREVIOUS YEAR MKT VALUE										90,506											
Units		0 100																																
BUD8 Adjustme	04	DIST 01 100																																
Occupancy	00	NONE 100																																
Quality	03	Quality Level 03																																
DOR CODE	5000	IMPROVED AG																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC	4053.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
AOF	128	100	128	1,337																														
BAS	1,408	100	1,408	14,712																														
TOTALS	1,536		1,536	16,050																														
EXTRA FEATURES					77784 RAYONIER RD, YULEE										BLD DATE 09/25/2020					KK					LGL DATE 09/25/2020					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	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1984	1984	3	20	40																		
2	0350	CARPORT WD	0	0	16	12	192.00	SF	8.58	8.58	100	1984	1984	3	20	329																		
3	0681	POLE SHED	0	0	6	6	36.00	SF	15.00	15.00	100	2000	2000	3	29	157																		
4	0810	CONCRETE A	0	0	8	4	36.00	SF	6.50	6.50	100	1984	1984	3	47	110																		
5	0810	CONCRETE A	0	0	44	10	440.00	SF	6.50	6.50	100	1984	1984	3	47	1,344																		
6	0810	CONCRETE A	0	0	0	0	128.00	SF	6.50	6.50	100	1984	1984	3	47	391																		
7	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	1984	1984	3	20	96																		
8	0855	CONC PAVER	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	80	3,200																		
9	0855	CONC PAVER	0	0	12	2	24.00	SF	10.00	10.00	100	2000	2000	3	80	192																		
LAND DESCRIPTION										TOTAL OB/XF										5,859														
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	DENSITY	DECL	FRZ	YR	CONSRV										
1	009900	C	AC NON-AG	0		PD-ENC	0.00	0.00	5.25	AC		1.00	1.00	1.00	2,550.00	2,550.00	13,388																	
2	005000	C	RURAL HOME	0		PD-ENC	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																	
3	005500	A	TIMBER 2 SI	0		PD-ENC	0.00	0.00	4.59	AC		1.00	1.00	1.00	550.00	550.00	2,524																	
4	005600	A	TIMBER 3 SI	0		PD-ENC	0.00	0.00	21.00	AC		1.00	1.00	1.00	410.00	410.00	8,610																	
5	005902	A	HARDWOOD SI	0		PD-ENC	0.00	0.00	6.51	AC		1.00	1.00	1.00	175.00	175.00	1,139																	
6	009910	M	MKT.VAL.AG	0		PD-ENC	0.00	0.00	32.10	AC		1.00	1.00	1.00	40,000.00	40,000.00	1,284,000																	
REVIEW DATE		09/25/2020		BY		KK		Total Acres: 38.35			Total Land Value: 105,661			Market: 1,284,000			Agricultural: 12,273			Common: 93,388			PRINTED 08/02/2023 BY SYS											

[illegible]