

PT S1/2 OF SEC 35-4N-26E & PT
GOVT LOT 4 OF SEC 36-4N-26E &
PT NE1/4 OF SEC 2-3N-26E IN

US VENTURES FL WCT LLC
706 GOLFPARK DRIVE
CELEBRATION, FL 34747

2023

35-4N-26-0000-0001-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	23	REINF CONC 100								4898	06	160	267.4758	92.28	14,765	2008	2008	0	0	0	3.00	97.00	STANDARD																
Roof Structur	13	P-STRESS C 100								1 PREFAB UTL - 0% - 0										Heated Area: 160										HX Base Yr									
Roof Cover	02	ROLL COMP 100								BAS 2008																													
Interior Wall	01	MINIMUM 100																																					
Interior Floo	17	PRECAST CN 100																																					
Ceiling	04	NONE 100																																					
Air Condition	02	WINDOW 100																																					
Heating Type	03	FORCED AIR 100																																					
Plumbing	0	100																																					
Frame	04	REIN CONC 100																																					
Story Height	8	100																																					
RMS	1	100																																					
Stories	1.	100																																					
Class	00	. 100																																					
Units	0	100																																					
Occupancy	00	NONE 100																																					
Quality		06 Quality Level 06																																					
DOR CODE		5501TIMBER 2-2 SI 80-89																																					
MAP NUM										MKT AREA		05																											
NEIGHBORHOOD/LOC		4001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	160	100	160	14,322																																			
TOTALS		160		160		14,322																																	
EXTRA FEATURES										852500 US HWY 17, 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	0430	CL FNC 6B	0	0	531	0	531.00	LF	9.70	9.70	100	2008	2008	3	76	3,915																							
2	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2008	2008	3	76	1,140																							
3	0810	CONCRETE A	0	0	22	8	176.00	SF	6.50	6.50	100	2008	2008	3	90	1,030																							
4	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2008	2008	3	90	293																							
5	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2008	2008	3	90	351																							
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2008	2008	3	90	53																							
7	0819	CONC 12"	0	0	7	7	49.00	SF	9.50	9.50	100	2008	2008	3	90	419																							
8	0098	AWNING MTL	0	0	3	2	6.00	SF	13.00	13.00	100	2008	2008	3	40	31																							
12	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																							
13	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																							
LAND DESCRIPTION										TOTAL OB/XF										19,232																			
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	005501	A	TIMB2-2 SI	0		IW	0.00	0.00	115.00	AC		1.00	1.00	1.00	540.00	540.00	62,100																						
2	005901	A	HARDWOOD SI	0		IW	0.00	0.00	14.00	AC		1.00	1.00	1.00	225.00	225.00	3,150																						
3	009530	C	POND	0		IW	0.00	0.00	22.44	AC		1.00	1.00	1.00	2,500.00	2,500.00	56,100																						
4	009910	M	MKT. VAL .AG	0			0.00	0.00	129.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	283,800																						
REVIEW DATE 11/22/2022 BY KBA Total Acres: 151.44 Total Land Value: 121,350 Market: 283,800 Agricultural: 65,250 Common: 56,100 PRINTED 08/02/2023 BY SYS																																							

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