



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
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	6	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100	54	6,607
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FST	45	50	22	2,692

TOTALS	153		130	15,904
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	107	100			2.00	100	1990
2	0803	ASPHALT C	0	0	0	0			2.00	100	2010
3	0810	CONCRETE A	0	0	0	0			6.50	100	1998
4	0300	BOAT DCK W	0	0	0	0			40.00	100	1998
5	1242	WD DECK A	0	0	10	6			10.00	100	1998
6	0920	CWALL-WD/M	0	0	0	0			390.00	100	1998
7	0306	BOAT RAMP	0	0	0	0			3,000.00	100	1998
8	0971	ST LGHT OV	0	0	0	0			1,555.00	100	1998
9	0310	AL GANG WY	0	0	0	0			115.00	100	2000
10	0303	FLT DOCK W	0	0	30	8			39.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008600	C	COUNTY	0	0004	OR	0.00	0.00	88,862.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3803	04	130	78.4350	137.85	17,920	2013	2013	0	0	11.25	88.75
1 RSTRM BLDG - 0% - 0											
Heated Area: 108 HX Base Yr											
BAS 2013 FST 2013 BAS 2013											

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022
INC DATE			AG DATE	

TOTAL OB/XF											
79,203											
463540 EAST SR 200, YULEE											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		15,904	
TOTAL MARKET OB/XF VALUE		83,990	
TOTAL LAND VALUE - MARKET		426,538	
TOTAL MARKET VALUE		526,432	
SOH/AGL Deduction		0	
ASSESSED VALUE		526,432	
TOTAL EXEMPTION VALUE		03	526,432
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		526,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		483,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326993	PRECAST CC RESTRO	0	01/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0262/0191	5/25/1979	QC	U	V	03
GRANTOR: STATE OF FLORIDA					
GRANTEE: NASSAU COUNTY					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2013] W6 FST=[YR=2013] W5 BAS=[YR=2013] W6 S9 E6 N9\$ S9 E5 N9 \$ S9 E6 N9\$.					

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

38-2N-27-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4			
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