



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	15	CONC BLOCK 100	7101	04	1,898	87.8850	147.87	280,657	1965	1965	0	0	30.75	69.25	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0												Heated Area: 1868									
Roof Cover	03	COMP SHNGL 100	HX Base Yr												Tax Group: 4 Tax Dist:									
Interior Wall	04	PLYWOOD 100													BUILDING MARKET VALUE 300,177									
Interior Floo	14	CARPET 100													TOTAL MARKET OB/XF VALUE 7,135									
Ceiling	01	FIN.SUSPD 100													TOTAL LAND VALUE - MARKET 55,000									
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE 362,312									
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction 177,141									
Fixtures	4	100													ASSESSED VALUE 185,171									
Frame	03	MASONRY 100													TOTAL EXEMPTION VALUE 02 185,171									
Story Height	8	100													BASE TAXABLE VALUE 0									
RMS	2	100													TOTAL JUST VALUE 362,312									
Stories	0	100													NCON VALUE 0									
Units	0	100	INCOME VALUE																					
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 242,737																					
Occupancy	00	NONE 100																						
Quality	03	Quality Level 03																						
DOR CODE	7100CHURCHES																							
MAP NUM	MKT AREA		04																					
NEIGHBORHOOD/LOC	4051.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,868	100	1,868	191,283																				
FOP	93	30	28	2,867																				
PTO	9	5	0	0																				
STP	15	10	2	205																				
TOTALS	1,985		1,898	194,355																				
EXTRA FEATURES					85834 MINER RD, 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									
2	0940	SHEDS/PORT	0	0 12 8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576										
3	1126	CB/STC 8"	0	0 0 0	84.00	SF	8.00	8.00	100	1980	1980	3	35	235										
4	0810	CONCRETE A	0	0 7 5	35.00	SF	6.50	6.50	100	1980	1980	3	35	80										
5	0972	ST LGHT UN	0	0 0 0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	2,783										
6	0811	CONCRETE B	0	0 0 0	832.00	SF	5.20	5.20	100	2000	2000	3	80	3,461										
LAND DESCRIPTION																								
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	007100	C	CHURCH	0	0003	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	55,000.00	55,000.00	55,000							
REVIEW DATE 02/04/2022 BY KK Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																								

[illegible]