

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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 05 AVERAGE 100										1701 04 1,247 91.4004 129.79 161,848 2000 2010 0 0 0 8.00 92.00										VALUATION BY DIRECT_CAP									
Roof Structur 04 WOOD TRUSS 100										1 OFFICE 1&2 - 0% - 0 Heated Area: 1204 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE									
Interior Floo 09 PINE WOOD 80																				TOTAL LAND VALUE - MARKET									
Interior Floo 14 CARPET 20																				TOTAL MARKET VALUE 331,487									
Ceiling 01 FIN.SUSPD 100																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 331,487									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Fixtures 6 100																				BASE TAXABLE VALUE 331,487									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 331,487									
Story Height 9 100																				NCON VALUE 0									
RMS 4 100																				INCOME VALUE 331,487									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 331,473									
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 1700 OFFICE BUILDINGS																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4002.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,204 100 1,204 143,766																													
CAN 30 30 9 1,075																													
CAN 104 30 31 3,701																													
DCK 6 10 1 120																													
STP 24 10 2 239																													
TOTALS 1,368 1,247 148,900																													
EXTRA FEATURES										86058 ST PETER BLVD, 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										BLD DATE 07/29/2021 XF DATE 07/29/2021 INC DATE KK KK LGL DATE LAND DATE AG DATE 07/29/2021 KK																			
2 0812 CONCRETE C 0 0 0 0 4,835.00 SF 4.00 4.00 100 2000 2000 3 80 15,472																													
3 1242 WD DECK A 0 0 37 4 148.00 SF 10.00 10.00 100 2000 2000 3 20 296																													
4 0402 CONC BUMPE 0 0 0 0 1.00 UT 25.00 25.00 100 2001 2001 3 86 22																													
5 0479 VF PICKET 0 0 0 0 38.00 LF 5.00 5.00 100 2001 2001 3 58 110																													
6 0472 VF 2 RAIL 0 0 0 0 42.00 LF 15.00 15.00 100 2001 2001 3 58 365																													
7 1128 BRICK 12" 0 0 0 0 36.00 SF 14.00 14.00 100 2001 2001 3 95 479																													
8 1128 BRICK 12" 0 0 0 0 48.00 SF 14.00 14.00 100 2001 2001 3 95 638																													
9 0978 SECURTY LT 0 0 0 0 1.00 UT 450.00 450.00 100 2000 2000 3 55 248																													
LAND DESCRIPTION										TOTAL OB/XF 17,630																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 001700 C 1STORY OFF 0 0003 PUD 65.00 339.00 22,651.00 SF 1.00 1.00 1.00 7.50 7.50 169,882																													
REVIEW DATE 07/29/2021 BY KK										Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0										PRINTED 08/02/2023 BY SYS									