



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		05	AVERAGE 100		8901	04	3,730	123.7802	214.14	798,742	2003	2003	0	0	0	4.00	96.00	STANDARD											
Roof Structur		04	WOOD TRUSS 100		1 GOVT BLDG - 0% - 0										Heated Area: 3492										HX Base Yr				
Roof Cover		12	MODULAR MT 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		11	CLAY TILE 100																										
Ceiling		01	FIN.SUSPD 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Fixtures		16	100																										
Frame		02	WOOD FRAME 100																										
Story Height		10	100																										
RMS		17	100																										
Stories		1.	1. 100																										
Units		0	100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		8600	COUNTY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4046.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,492	100	3,492	717,866																									
CAN	16	30	5	1,028																									
CAN	170	30	51	10,484																									
FSP	270	50	135	27,753																									
FST	90	50	45	9,251																									
STP	9	10	1	205																									
STP	12	10	1	205																									
TOTALS	4,059		3,730	766,792																									
EXTRA FEATURES					463436 SR 200, YULEE										BLD DATE 04/21/2020 XF DATE 04/21/2020 INC DATE					KK KK		LGL DATE LAND DATE AG DATE		04/21/2020 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	0812	CONCRETE C	0	0	0	0	6,460.00	SF	4.00	4.00	100	2003	2003	3	84	21,706													
2	0966	FIRE SPRNK	0	0	0	0	3,492.00	SF	3.00	3.00	100	2003	2003	3	84	8,800													
3	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2003	2003	3	88	132													
4	0810	CONCRETE A	0	0	41	12	492.00	SF	6.50	6.50	100	2003	2003	3	84	2,686													
5	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	22	770													
6	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2017	2017	3	82	2,362													
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2017	2017	3	82	2,362													
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2017	2017	3	82	1,574													
9	0422	CL FNC 4'	0	0	0	0	21.00	LF	15.00	15.00	100	2017	2017	3	94	296													
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282													
LAND DESCRIPTION										TOTAL OB/XF 40,970																			
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	008600	C	COUNTY	0		PUD	0.00	0.00	6.18	AC		1.00	1.00	1.00	55,000.00	55,000.00	339,900												

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

38-2N-27-1270-000J-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure04WOOD TRUSS 100

RMS Stories Units Occupancy1.500NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC048600COUNTY4046.00

TOTALS37353522741,099

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

110422CL FNC 4'000091.00LF15.0015.00100201720173941,283

120940SHEDS/PORTE002012240.00SF30.0030.00100201920193906,480

130421CL FNC 3'000045.00LF4.004.0010020192019396173

140463FENCE GATE00001.00UT300.00300.0010020192019396288

150446BOX FNC 6'0000456.00LF25.0025.00100201320133657,410

160446BOX FNC 6'0000212.00LF30.0030.00100201720173825,215

170966FIRE SPRNK00003,431.00SF3.003.001002019201939910,190

LAND DESCRIPTIONTOTAL OB/XF31,039

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTOT ADJTDPH FACT% CONDTOT ADJUUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

REVIEW DATE04/21/2020BYKKTot Acres: 6.18Total Land Value: 339,900Market: 0Agricultural: 0Common: 339,900PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

8901043,522121.6276210.42741,09920192019000.00100.00

Heated Area: 3431HX Base Yr

FUS 2019BAS 2019CAN 2019

BLD DATEXF DATEINC DATE04/21/202004/21/2020KKKKLGL DATELAND DATEAG DATE04/21/2020KK

SUBAREA MARKET VALUE

463436 SR 200, YULEE

SALES DATAOFF RECORD NumberDATEINSTQCUVRSN CD SALE PRICE0700/12303/17/1994QC U V 10100GRANTOR:SUNBANK/NORTH FLA NATGRANTEE:NASSAU COUNTYBUILDING NOTESBUILDING DIMENSIONS

FUS=[YR=2019] BAS=[YR=2019] W36 S44 E9 S42 E35 N31 CAN=[YR=2019] N38 W8 S38 E8\$ W8 N55\$ PTR= E15 FUS=[YR=2019] E15 S31 W15 N31\$ W15\$.

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENONVALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

1,507,89172,009339,9001,919,800615,9141,303,8861,303,88601,919,80001,440,946