

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
Exterior Wall	17	CB STUCCO 70								1402	04	8,118	120.4691	131.01	1,063,539	2000	2000		0	0	0	20.00	80.00	VALUATION BY																							
Exterior Wall	25	MOD METAL 30								2 CONVSTORE - 0% - 0										Heated Area: 7852										HX Base Yr										STANDARD							
Roof Structure	09	RIDGE FRME 100																												Tax Group: 4								Tax Dist:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE								850,831									
Interior Wall	05	DRYWALL 90																												TOTAL MARKET OB/XF VALUE								134,411									
Interior Wall	04	PLYWOOD 10																												TOTAL LAND VALUE - MARKET								958,320									
Interior Floor	11	CLAY TILE 100																												TOTAL MARKET VALUE								1,943,562									
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction								330,178									
Air Condition	03	CENTRAL 100																												ASSESSED VALUE								1,613,384									
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE								0									
Fixtures	30	100																												BASE TAXABLE VALUE								1,613,384									
Frame	05	STEEL 100																												TOTAL JUST VALUE								1,943,562									
Story Height	13	100																												NCON VALUE								0									
RMS	10	100																												INCOME VALUE																	
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE								1,755,751									
Units	0	100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	1410	CONVENIENCE STORES																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	5006.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	5,805	100	5,805	608,410																																											
BAS	1,128	100	1,128	118,223																																											
BAS	919	100	919	96,318																																											
CAN	459	30	138	14,463																																											
UST	321	40	128	13,415																																											
TOTALS	8,632		8,118	850,831																																											
EXTRA FEATURES					462487 SR 200, YULEE										BLD DATE 01/29/2019					KK					LGL DATE					01/29/2019					KK												
															XF DATE 01/29/2019					KK					LAND DATE																						
															INC DATE										AG DATE																						
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	0940	SHEDS/PORT	0	0	12 14	140.00	SF	30.00	100	1972	1972	3	20	840																																	
2	0940	SHEDS/PORT	0	0	10 16	128.00	SF	18.30	100	1985	1985	3	20	468																																	
3	0972	ST LGHT UN	0	0	0 0	2.00	UT	2,530.00	100	1980	1980	3	20	1,012																																	
4	0803	ASPHALT C	0	0	0 0	40,973.00	SF	2.00	100	2000	2000	3	50	40,973																																	
5	0812	CONCRETE C	0	0	0 0	630.00	SF	4.00	100	1992	1992	3	66	1,663																																	
6	4950	BOLLARD	0	0	0 0	4.00	UT	100.00	100	2000	2000	3	100	400																																	
7	0681	POLE SHED	0	0	8 8	64.00	SF	15.00	100	2000	2000	3	29	278																																	
8	0418	EXHST FAN	0	0	0 0	1.00	UT	400.00	100	2000	2000	3	20	80																																	
9	0464	FNC GT 10'	0	0	0 0	2.00	UT	437.50	100	2000	2000	3	55	481																																	
10	0443	STK FNC 6'	0	0	0 0	65.00	LF	10.00	100	2000	2000	3	20	130																																	
LAND DESCRIPTION					TOTAL OB/XF										46,325																																
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	001410	C	CONV STORE	0	0004	CHT	0.00	0.00	174,240.00	SF		1.00	1.00	1.00	5.50	5.50	958,320																														

[illegible]

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