

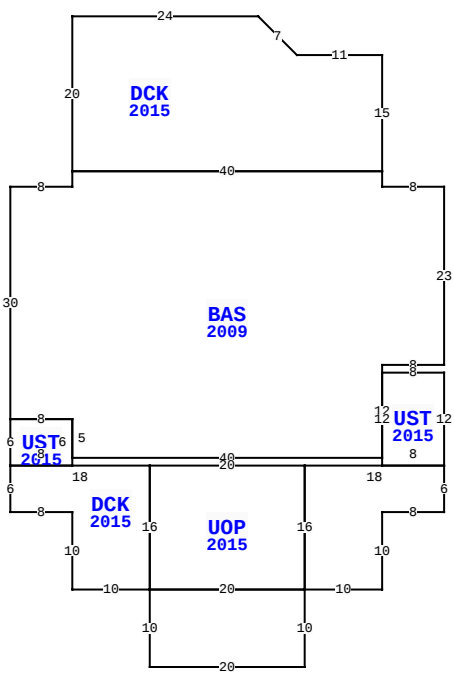
2023

39-3N-27-0000-0002-0000



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	PAGE 1 of 3																			
Exterior Wall	10	ABOVE AVG 100	0500	11	2,489	169.7414	241.88	602,039	2007	2016	0	0	0	2.50	97.50	VALUATION SUMMARY																			
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													STANDARD																			
Roof Cover	12	MODULAR MT 100	Heated Area: 2276													Tax Group: 4																			
Interior Wall	06	CUST PANEL 60	HX Base Yr													Tax Dist:																			
Interior Wall	05	DRYWALL 40														BUILDING MARKET VALUE																			
Interior Floo	12	HARDWOOD 90														TOTAL MARKET OB/XF VALUE																			
Interior Floo	11	CLAY TILE 10														TOTAL LAND VALUE - MARKET																			
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE																			
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction																			
Bedrooms	3	100														ASSESSED VALUE																			
Bathrooms	3	100														TOTAL EXEMPTION VALUE																			
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE																			
Stories	1.5	1.5 100														TOTAL JUST VALUE																			
Units	0	100														NCON VALUE																			
Quality			06	Quality Level 06												INCOME VALUE																			
DOR CODE			5600	TIMBERLAND 70-79												PREVIOUS YEAR MKT VALUE																			
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC			4031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,768	100	1,768	416,953																															
FUS	508	100	508	119,803																															
STR	27	10	3	708																															
STR	100	10	10	2,359																															
UOP	72	20	14	3,301																															
UOP	380	20	76	17,923																															
USP	368	30	110	25,942																															
TOTALS	3,223		2,489	586,988																															
EXTRA FEATURES					88000 SUGAR POINTE LN, 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																			
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220																				
2	0441	STK FNC 4'	0	0	0	103.00	LF	6.50	6.50	100	2007	2007	3	35	234																				
3	0100	BAR-B-Q	0	0	0	1.00	UT	200.00	200.00	100	2007	2007	3	35	70																				
4	0825	BRICK	0	0	0	203.00	SF	12.50	12.50	100	2007	2007	3	97	2,461																				
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444																				
6	1076	TRELLIS A	0	0	0	180.00	SF	7.50	7.50	100	2007	2007	3	52	702																				
7	0825	BRICK	0	0	0	436.00	SF	12.50	12.50	100	2009	2009	3	98	5,341																				
8	1242	WD DECK A	0	0	0	765.00	SF	10.00	10.00	100	2009	2009	3	45	3,443																				
9	0300	BOAT DCK W	0	0	0	2,499.00	SF	80.00	80.00	100	2008	2008	3	56	111,955																				
10	0525	GAZEBO	0	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	56	2,800																				
LAND DESCRIPTION					TOTAL OB/XF										130,670																				
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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	700.00	FF		1.00	1.00	0.90	3,200.00	2,880.00	2,016,000																		
2	005600	A	TIMBER 3 SI	0			0.00	0.00	29.06	AC		1.00	1.00	1.00	410.00	410.00	11,915																		
3	005902	A	HARDWOOD SI	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	175.00	175.00	2,275																		
4	009530	C	POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000																		
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	42.06	AC		1.00	1.00	1.00	27,500.00	27,500.00	1,156,650																		
REVIEW DATE					02/25/2016	BY	KW	Total Acres: 44.06		Total Land Value: 2,035,190		Market: 1,156,650		Agricultural: 14,190		Common: 2,021,000		PRINTED 08/02/2023 BY SYS																	



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	PAGE 2 of 3																											
Exterior Wall	12	CEDAR 100	8600	11	2,168	106.3986	25.54	55,371	2009	2009	0	0	29.00	71.00	VALUATION BY																											
Roof Structur	03	GABLE/HIP 100	2 BARNs - 0% - 0										Heated Area: 1904										STANDARD																			
Roof Cover	12	MODULAR MT 100											HX Base Yr										Tax Group: 4																			
Interior Wall	01	MINIMUM 100																					Tax Dist:																			
Interior Floop	02	MIN PLYWD 100																					BUILDING MARKET VALUE																			
Air Condition	01	NONE 100																					TOTAL MARKET OB/XF VALUE																			
Heating Type	01	NONE 100																					TOTAL LAND VALUE - MARKET																			
Bedrooms	0	100																					TOTAL MARKET VALUE																			
Bathrooms	2	100																					SOH/AGL Deduction																			
Frame	02	WOOD FRAME 100																					ASSESSED VALUE																			
Stories	1.	1. 100																					TOTAL EXEMPTION VALUE																			
Units	0	100																					BASE TAXABLE VALUE																			
Quality			06	Quality Level 06																				TOTAL JUST VALUE																		
DOR CODE			5600	TIMBERLAND 70-79																				NCON VALUE																		
MAP NUM				MKT AREA		04																			INCOME VALUE																	
NEIGHBORHOOD/LOC			4031.00																					PREVIOUS YEAR MKT VALUE																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,904	100	1,904	34,526																																						
DCK	616	10	62	1,124																																						
DCK	733	10	73	1,323																																						
UOP	320	20	64	1,161																																						
UST	48	45	22	399																																						
UST	96	45	43	780																																						
TOTALS	3,717		2,168	39,313																																						
EXTRA FEATURES					88000 SUGAR POINTE LN, 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																									
11	0305	BOAT HOUS	0	0	0	0	1,204.00	UT	15.00	15.00	100	2008	2008	3	100	18,060																										
12	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	40	1,000																										
13	0337	JSKI FLT80	0	0	0	0	1.00	UT	1,295.00	1,295.00	100	2011	2011	3	55	712																										
14	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	2011	2011	3	68	3,536																										
15	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	1,100																										
16	1076	TRELLIS A	0	0	0	0	210.00	SF	7.50	7.50	100	2011	2011	3	68	1,071																										
17	1127	BRICK 8"	0	0	20	0	40.00	SF	11.00	11.00	100	2011	2011	3	98	431																										
18	0830	FLAGSTONE	0	0	0	0	154.00	SF	12.00	12.00	100	2011	2011	3	93	1,719																										
19	0920	CWALL-WD/M	0	0	0	0	560.00	LF	273.00	273.00	100	2007	2007	3	35	53,508																										
20	0350	CARPORT WD	0	0	26	11	286.00	SF	26.00	26.00	100	2011	2011	3	55	4,090																										
LAND DESCRIPTION					TOTAL OB/XF										85,227																											
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																		

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