



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 70		
Exterior Wall	05	AVERAGE 30		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 70		
Roof Cover	12	MODULAR MT 30		
Interior Wall	01	MINIMUM 70		
Interior Wall	07	NONE 30		
Interior Floor	03	CONC FINSH 100		
Ceiling	03	PART.FIN. 100		
Air Condition	99	N/A 100		
Heating Type	01	NONE 100		
Plumbing		2 100		
Frame	03	MASONRY 100		
Story Height		12 100		
RMS		3 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
QUBSIANjustme	03	QUBSIANjustme 03		
DOR CODE	0200 MOBILE HOME			
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	406	185	751	30,891
BAS	725	100	725	29,821
BAS	380	100	380	15,630
CAN	304	30	91	3,743
CAN	400	30	120	4,936
TOTALS	2,215		2,067	85,021

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	2,067	78.3377	69.13	142,892	1985	1989	0	0	40.50	59.50
1 SERV SHOP - 0% - 2017 Heated Area: 1511 HX Base Yr 2017											
850560 US HWY 17, YULEE											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				124,267		
TOTAL MARKET OB/XF VALUE				27,086		
TOTAL LAND VALUE - MARKET				240,450		
TOTAL MARKET VALUE				391,803		
SOH/AGL Deduction				227,039		
ASSESSED VALUE				164,764		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				114,764		
TOTAL JUST VALUE				391,803		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				207,239		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0203	BARN MTL 0	0 100	10	10	100.00	SF	18.00	18.00	100	1985
2	0430	CL FNC 6B	0 0	0	0	1,000.00	LF	9.70	9.70	100	1981
4	0811	CONCRETE B	0 100	0	0	1,300.00	SF	5.20	5.20	100	1985
6	0093	MANL GATE	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1996
8	6001	ROLLUP DR	0 100	0	0	1.00	UT	400.00	400.00	100	2011
9	6001	ROLLUP DR	0 100	0	0	2.00	UT	400.00	400.00	100	1990
10	0812	CONCRETE C	0 100	0	0	2,665.00	SF	4.00	4.00	100	2000
11	0681	POLE SHED	0 100	28	16	448.00	SF	15.00	15.00	100	2016
12	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	2016
13	0681	POLE SHED	0 100	10	10	100.00	SF	15.00	15.00	100	2016
TOTAL OB/XF 23,945											
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000200	C	MBL HM SUB	100	0004	CI	200.00	403.00	80,150.00	SF	1.00
REVIEW DATE 01/29/2021 BY KK											

SCAHILL STEVEN & JAMIE THOMAS/
850560 US HWY 17 S
YULEE, FL 32097

42-2N-27-0000-0002-0060

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