



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	15	CONC BLOCK 50	4101	06	6,550	104.4518	59.54	389,987	1993	1993	0	0	0	10.00	90.00	VALUATION BY																		
Exterior Wall	25	MOD METAL 50	1 LGHT MANUF - 0% - 0										Heated Area: 5003										HX Base Yr											
Roof Structure	10	STEEL FRME 100																																
Roof Cover	12	MODULAR MT 100																																
Interior Wall	01	MINIMUM 70																																
Interior Wall	05	DRYWALL 30																																
Interior Floor	03	CONC FINSH 100																																
Ceiling	04	NONE 100																																
Air Condition	01	NONE 100																																
Heating Type	01	NONE 100																																
Plumbing	01	6 100																																
Frame	03	MASONRY 100																																
Story Height	16	100																																
RMS	10	100																																
Stories	1.5	1.5 100																																
Class	00	. 100																																
Units	0	100																																
Occupancy	00	OWNER OCC 100																																
Quality	04	Quality Level 04																																
DOR CODE	4100	LIGHT MANUFACTURE																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC			4051.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
AOF	651	185	1,204	64,517																														
AOF	1,154	185	2,135	114,406																														
BAS	886	100	886	47,477																														
BAS	1,960	100	1,960	105,028																														
SFB	250	80	200	10,717																														
STR	64	10	6	321																														
STR	72	10	7	375																														
UAT	520	10	52	2,786																														
UAT	1,000	10	100	5,359																														
TOTALS	6,557		6,550	350,988																														
EXTRA FEATURES					850709 US HWY 17, 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	0812	CONCRETE C	0	0	0	0	13,685.00	SF	4.00	4.00	100	1993	1993	3	68	37,223																		
2	0400	CONC CURB	0	0	0	0	461.00	LF	15.00	15.00	100	1993	1993	3	76	5,255																		
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1993	1993	3	20	402																		
4	0443	STK FNC 6'	0	0	54	0	54.00	LF	10.00	10.00	100	1993	1993	3	20	108																		
5	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	32	144																		
6	0430	CL FNC 6B	0	0	0	0	966.00	LF	9.70	9.70	100	1993	1993	3	32	2,998																		
7	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1993	1993	3	20	160																		
8	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1993	1993	3	20	320																		
9	7080	SOUND SYS	0	0	0	0	1.00	UT	100.00	100.00	100	1993	1993	3	100	100																		
10	0681	POLE SHED	0	0	56	52	2,912.00	SF	15.00	15.00	100	1998	1998	3	27	11,794																		
LAND DESCRIPTION					TOTAL OB/XF										58,504																			
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	004100	C	LIGHT MFG.		0		IW	0.00	0.00	128,070.00	SF		1.00	1.00	1.00	2.00	2.00	256,140																

FKCL INVESTMENTS INC
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[illegible]

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