



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	19	COMMON BRK 100	1701	04	713	102.0600	144.93	103,335	1983	1983	0	0	56.00	44.00	DIRECT_CAP										
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0													Tax Group: 4									
Roof Cover	03	COMP SHNGL 100	Heated Area: 513													Tax Dist:									
Interior Wall	05	DRYWALL 100	HX Base Yr													BUILDING MARKET VALUE									
Interior Floo	07	CORK/VTILE 100														TOTAL MARKET OB/XF VALUE									
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction									
Fixtures	7	100														ASSESSED VALUE									
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE									
Story Height	8	100														BASE TAXABLE VALUE									
RMS	2	100														TOTAL JUST VALUE									
Stories	1.	1. 100														NCON VALUE									
Units	1	100														INCOME VALUE									
BUD8 Adjustme	04	DIST 01 100	TOTALS													PREVIOUS YEAR MKT VALUE									
Occupancy	00	NONE 100														454,734									
Quality	03	Quality Level 03																							
DOR CODE	0300	MULTI-FAMILY																							
MAP NUM		MKT AREA	04																						
NEIGHBORHOOD/LOC	4053.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	321	100	321	20,470																					
CAN	120	30	36	2,295																					
FST	267	50	134	8,545																					
FST	60	50	30	1,913																					
SFB	240	80	192	12,244																					
EXTRA FEATURES					850766 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	4,016.00	SF	4.00	4.00	100	1983	1983	3	44	7,068										
2	0803	ASPHALT C	0	0	0	22,120.00	SF	2.00	2.00	100	1998	1998	3	50	22,120										
3	0424	CL FNC 6'	0	0	0	1,124.00	LF	20.00	20.00	100	1983	1983	3	21	4,721										
4	0820	WOOD WALK	0	0	8	96.00	SF	11.75	11.75	100	1997	1997	3	40	451										
5	0940	SHEDS/PORT	0	0	12	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152										
6	0402	CONC BUMPE	0	0	0	8.00	UT	25.00	25.00	100	1996	1996	3	80	160										
7	0400	CONC CURB	0	0	0	1,085.00	LF	15.00	15.00	100	1994	1994	3	77	12,532										
10	0940	SHEDS/PORT	0	0	8	80.00	SF	30.00	30.00	100	1994	1994	3	20	480										
11	0350	CARPORT WD	0	0	6	60.00	SF	13.00	13.00	100	1994	1994	3	20	156										
13	1127	BRICK 8"	0	0	0	136.00	SF	11.00	11.00	100	1983	1983	3	80	1,197										
LAND DESCRIPTION					TOTAL OB/XF 50,037																				
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	000300	C	MULTI-FAM	0	0004	RG-1	0.00	0.00	16.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	240,000								
REVIEW DATE 12/19/2018 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																									

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