



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	25	MOD METAL 70	1101	04	1,396	94.9620	139.12	194,212	1986	1986	0	0	0	48.00	52.00	VALUATION BY																
Exterior Wall	16	WD FR STUC 30	1 RETAILSTOR - 0% - 0										Heated Area: 1200										Tax Group: 4									
Roof Structure	10	STEEL FRME 100											HX Base Yr										BUILDING MARKET VALUE									
Roof Cover	12	MODULAR MT 100																					TOTAL MARKET OB/XF VALUE									
Interior Wall	04	PLYWOOD 70																					TOTAL LAND VALUE - MARKET									
Interior Wall	06	CUST PANEL 30																					TOTAL MARKET VALUE									
Interior Floor	03	CONC FINSH 100																					SOH/AGL Deduction									
Ceiling	01	FIN.SUSPD 100																					ASSESSED VALUE									
Air Condition	03	CENTRAL 100																					TOTAL EXEMPTION VALUE									
Heating Type	04	AIR DUCTED 100																					BASE TAXABLE VALUE									
Fixtures	5	100																					TOTAL JUST VALUE									
Frame	05	STEEL 100																					NCON VALUE									
Story Height	10	100																					INCOME VALUE									
RMS	1	100																					PREVIOUS YEAR MKT VALUE									
Stories	1.	1. 100																														
Units	0	100																														
BUD8 Adjustme	04	DIST 01 100																														
Occupancy	00	OWNER OCC 100																														
Quality	03	Quality Level 03																														
DOR CODE	1100	STORES, 1 STORY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	4051.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	600	100	600	43,405																												
BAS	600	100	600	43,405																												
CAN	200	30	60	4,340																												
STP	80	10	8	579																												
UCP	640	20	128	9,260																												
TOTALS	2,120		1,396	100,990																												
EXTRA FEATURES					850717 US HWY 17, YULEE										BLD DATE					LGL DATE												
															XF DATE					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	0803	ASPHALT C	0	0	0	0	4,550.00	SF	2.00	2.00	100	1986	1986	3	50	4,550																
2	0424	CL FNC 6'	0	0	0	0	340.00	LF	20.00	20.00	100	1986	1986	3	24	1,632																
3	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2018	2018	3	95	855																
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1986	1986	3	25	389																
6	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200																
7	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480																
8	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840																
9	0424	CL FNC 6'	0	0	0	0	260.00	LF	20.00	20.00	100	2018	2018	3	95	4,940																
10	0730	LOAD RAMP	0	0	0	0	500.00	LF	6.08	6.08	100	2015	2015	3	99	3,007																
11	0510	GARAGE WD-	0	0	24	20	480.00	SF	43.75	43.75	100	2015	2015	3	81	17,010																
LAND DESCRIPTION										TOTAL OB/XF										34,903												
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	001100	C	STORE 1FLR	0	0004	IW	0.00	0.00	42,024.00	SF		1.00	1.00	1.00	2.00	2.00	84,048															

REVIEW DATE	05/24/2019	BY	KW	Total Acres: 0.00	Total Land Value: 84,048	Market: 0	Agricultural: 0	Common: 84,048	PRINTED 08/02/2023 BY SYS
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