



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	AP	NORM	% COND	PAGE 1 of 1									
Exterior Wall	05	AVERAGE 70	1101	04	2,770	75.4416	110.52	306,140	1986	1986	0	0	15	48.00	37.00	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 30	1 RETAILSTOR - 0% - 0													Heated Area: 2688 HX Base Yr									
Roof Structure	04	WOOD TRUSS 100														Tax Group: 4 Tax Dist:									
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 113,272									
Interior Wall	04	PLYWOOD 50														TOTAL MARKET OB/XF VALUE 40,824									
Interior Wall	05	DRYWALL 50														TOTAL LAND VALUE - MARKET 161,180									
Interior Floor	03	CONC FINSH 100														TOTAL MARKET VALUE 315,276									
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 137,210									
Air Condition	02	WINDOW 100														ASSESSED VALUE 178,066									
Heating Type	02	CONVECTION 100														TOTAL EXEMPTION VALUE 0									
Fixtures	5	100														BASE TAXABLE VALUE 178,066									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 315,276									
Story Height	9	100	NCON VALUE 0																						
RMS	2	100	INCOME VALUE 266,644																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 161,878																						
Units	0	100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	1100	STORES, 1 STORY																							
MAP NUM		MKT AREA	04																						
NEIGHBORHOOD/LOC	4051.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,688	100	2,688	109,919																					
CAN	272	30	82	3,353																					
TOTALS	2,960		2,770	113,272																					
EXTRA FEATURES					850691 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	0803	ASPHALT C	0	0	0	0		6,912.00	SF 2.00	2.00	100	1986	1986	3	50	6,912									
2	0430	CL FNC 6B	0	0	28	6		168.00	LF 9.70	9.70	100	1986	1986	3	24	391									
3	0424	CL FNC 6'	0	0	414	6		2,484.00	LF 20.00	20.00	100	1986	1986	3	24	11,923									
4	0812	CONCRETE C	0	0	0	0		3,619.00	SF 4.00	4.00	100	1986	1986	3	52	7,528									
5	0350	CARPORT WD	0	0	61	21		1,281.00	SF 9.10	9.10	100	1986	1986	3	20	2,331									
6	0680	POLE SHED	0	0	72	97		6,984.00	SF 7.00	7.00	100	1986	1986	3	20	9,778									
7	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00	350.00	100	1986	1986	3	24	168									
8	0940	SHEDS/PORT	0	0	12	10		120.00	SF 30.00	30.00	100	1986	1986	3	20	720									
9	0971	ST LGHT OV	0	0	0	0		1.00	UT 1,555.00	1,555.00	100	2005	2005	3	69	1,073									
TOTAL OB/XF 40,824																									
LAND DESCRIPTION																									
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	001100	C	STORE 1FLR	0		IW	0.00	0.00	80,590.00	SF		1.00	1.00	1.00	2.00	2.00	161,180								
REVIEW DATE 05/15/2018 BY KK Total Acres: 0.00 Total Land Value: 161,180 Market: 0 Agricultural: 0 Common: 161,180 PRINTED 08/02/2023 BY SYS																									