



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	PAGE 1 of 4											
Exterior Wall	25	MOD METAL 100	4803	06	3,598	93.0176	44.18	158,960	1988	1988	0	0	0	55.00	45.00	VALUATION BY STANDARD										
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 0													Heated Area: 3009 HX Base Yr										
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:										
Interior Wall	07	NONE 100														BUILDING MARKET VALUE 71,532										
Interior Floo	03	CONC FINSH 100	TOTAL MARKET OB/XF VALUE 143,747																							
Ceiling	04	NONE 100	TOTAL LAND VALUE - MARKET 135,495																							
Air Condition	01	NONE 100	TOTAL MARKET VALUE 350,774																							
Heating Type	01	NONE 100	SOH/AGL Deduction 33,246																							
Plumbing	6	100	ASSESSED VALUE 317,528																							
Frame	05	STEEL 100	TOTAL EXEMPTION VALUE 0																							
Story Height	16	100	BASE TAXABLE VALUE 317,528																							
RMS	3	100	TOTAL JUST VALUE 350,774																							
Stories	1.	1. 100	NCON VALUE 0																							
Class	00	. 100	INCOME VALUE																							
Units	0	100	PREVIOUS YEAR MKT VALUE 288,662																							
BUD8 Adjustme	04	DIST 01 100														PERMIT NUM		DESCRIPTION		AMT	ISSUED					
Occupancy	00	NONE 100														E23233		ELEC OTHER		0	02/01/2011					
Quality	03	Quality Level 03	850640 US HWY 17, YULEE													B23712		ADDITION		20,683	06/01/2010					
DOR CODE	4800	WAREHOUSE-STORAGE														Z01413		OTHER		0	09/01/2000					
MAP NUM	MKT AREA		04		TOTALS 3,478 3,598 71,532										961319		NEW CONSTR		0	07/16/1996						
NEIGHBORHOOD/LOC	4051.00		4993												REPAIR/RRF		17,988	06/23/1988								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BLD DATE 09/04/2020 KK LGL DATE 09/04/2020 KK AG DATE 09/04/2020 KK										4951		REPAIR/RRF		2,000	06/09/1988						
AOF	640	185	1,184	23,539											OFF RECORD Number		DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE				
AOF	49	185	91	1,809	GRANTOR: CONNER JOHN E SR & PA										1292/1590		2/04/2005		WD	Q	I		475,000			
BAS	2,271	100	2,271	45,150											GRANTEE: ORIVISION INC										0722/0851	
STR	27	10	3	60	GRANTOR: CONNER JOHN SR & PATR																				0972/0851	
UAT	491	10	49	974											GRANTEE: CONNER JOHN SR ETAL										0972/0851	
EXTRA FEATURES					TOTAL OB/XF 24,092																				BUILDING NOTES	
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	BUILDING DIMENSIONS										
1	0811	CONCRETE B	0	0	0	0	721.00	SF 5.20	5.20	100	1990	1990	3	62	2,325		BAS=[YR=1993] W40 S53 AOF=[YR=2008] S7 AOF=[YR=1993] S14 E40									
2	0803	ASPHALT C	0	0	0	0	2,028.00	SF 2.00	2.00	100	1990	1990	3	50	2,028		N18 W20 S4 W20 \$ E7 N7 W7\$ E7 S7 E13 N4 E20 N56\$ PTR= E25									
4	0422	CL FNC 4'	0	0	0	0	137.00	LF 15.00	15.00	100	1990	1990	3	28	575		UAT=[YR=2008] E7 STR=[YR=2008] E9 N3 W9 S3\$ N3 E9 N1 E17									
5	0463	FENCE GATE	0	0	0	0	1.00	UT 300.00	300.00	100	1990	1990	3	28	84		S16 W33 N12\$ W25\$.									
6	6001	ROLLUP DR	0	0	0	0	4.00	UT 400.00	400.00	100	1988	1988	3	20	320											
7	0092	AUTO GATE	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	2005	2005	3	27	945											
9	0803	ASPHALT C	0	0	140	16	2,240.00	SF 2.00	2.00	100	1995	1995	3	50	2,240											
10	0430	CL FNC 6B	0	0	0	0	926.00	LF 9.70	9.70	100	2005	2005	3	69	6,198											
11	0972	ST LGHT UN	0	0	0	0	3.00	UT 2,530.00	2,530.00	100	2005	2005	3	69	5,237											
12	0975	ST LT/ARM	0	0	0	0	12.00	UT 500.00	500.00	100	2005	2005	3	69	4,140											
LAND DESCRIPTION					TOTAL OB/XF 24,092																					
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	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120									
2	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	3.87	AC		1.00	1.00	0.25	50,000.00	12,500.00	48,375									
REVIEW DATE 09/04/2020 BY KK Total Acres: 3.87 Total Land Value: 135,495 Market: 0 Agricultural: 0 Common: 135,495 PRINTED 08/02/2023 BY SYS																										

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																			VALUATION BY		STANDARD								
																			Tax Group: 4		Tax Dist:								
																			BUILDING MARKET VALUE		71,532								
																			TOTAL MARKET OB/XF VALUE		143,747								
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