



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 2										
Exterior Wall	05	AVERAGE 100	1101	04	2,385	47.3114	69.31	165,304	1934	1950	0	0	0	50.00	50.00	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR - 0% - 0													Heated Area: 2160 HX Base Yr									
Roof Cover	12	MODULAR MT 90														Tax Group: 4 Tax Dist:									
Roof Cover	04	BUILT-UP 10														BUILDING MARKET VALUE 82,652									
Interior Wall	07	NONE 70														TOTAL MARKET OB/XF VALUE 44,621									
Interior Wall	04	PLYWOOD 30														TOTAL LAND VALUE - MARKET 67,068									
Interior Floo	03	CONC FINSH 100														TOTAL MARKET VALUE 194,341									
Ceiling	04	NONE 100														SOH/AGL Deduction 85,098									
Air Condition	03	CENTRAL 100														ASSESSED VALUE 109,243									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Fixtures	2	100														BASE TAXABLE VALUE 109,243									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 194,341									
Story Height	9	100	NCON VALUE 0																						
RMS	1	100	INCOME VALUE																						
Stories	1.	100	PREVIOUS YEAR MKT VALUE 102,667																						
Units	0	100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	01	Quality Level 01																							
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	2,160	100	2,160	74,855																					
CAN	360	30	108	3,743																					
CAN	340	30	102	3,535																					
FST	30	50	15	520																					
TOTALS	2,890		2,385	82,652																					
EXTRA FEATURES					850395 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									
2	0803	ASPHALT C	0	0	0	0		2,135.00	SF 1.80	100	1989	1989	3	50	1,922										
7	0972	ST LGHT UN	0	0	0	0		1.00	UT 2,150.50	2,150.50	100	1990	1990	3	29	624									
9	0524	PUMP ISLND	0	0	12	3		36.00	SF 4.50	4.50	100	2003	2003	3	96	156									
10	0524	PUMP ISLND	0	0	6	3		18.00	SF 4.50	4.50	100	2003	2003	3	96	78									
11	0810	CONCRETE A	0	0	0	0		480.00	SF 6.50	6.50	100	2003	2003	3	84	2,621									
12	0803	ASPHALT C	0	0	0	0		8,476.00	SF 2.00	2.00	100	2003	2003	3	54	9,154									
13	4950	BOLLARD	0	0	0	0		4.00	UT 100.00	100.00	100	2003	2003	3	100	400									
14	0975	ST LT/ARM	0	0	0	0		2.00	UT 500.00	500.00	100	1990	1990	3	29	290									
15	0940	SHEDS/PORT	0	0	30	12		360.00	SF 30.00	30.00	100	2020	2020	3	93	10,044									
16	0940	SHEDS/PORT	0	0	30	12		360.00	SF 30.00	30.00	100	2020	2020	3	93	10,044									
LAND DESCRIPTION					TOTAL OB/XF 35,333																				
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		CI	0.00	0.00	16,767.00	SF		1.00	1.00	1.00	4.00	4.00	67,068								
REVIEW DATE 06/22/2020 BY KK Total Acres: 0.00 Total Land Value: 67,068 Market: 0 Agricultural: 0 Common: 67,068 PRINTED 08/02/2023 BY SYS																									

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