



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD													
															Tax Group: 4		Tax Dist:												
															BUILDING MARKET VALUE		0												
															TOTAL MARKET OB/XF VALUE		3,744												
															TOTAL LAND VALUE - MARKET		142,022												
															TOTAL MARKET VALUE		145,766												
															SOH/AGL Deduction		37,924												
															ASSESSED VALUE		107,842												
															TOTAL EXEMPTION VALUE		0												
															BASE TAXABLE VALUE		107,842												
															TOTAL JUST VALUE		145,766												
															NCON VALUE		0												
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE		98,038												
DOR CODE		0001		VAC W/XFOB																									
MAP NUM				MKT AREA														04											
NEIGHBORHOOD/LOC				4051.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS														850736 US HWY 17, YULEE						BLD DATE		02/09/2022		LGL DATE		04/01/2023		DCA	
EXTRA FEATURES																				XF DATE		KK		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	0430	CL FNC 6B	0	0	0	0	590.00	LF	9.70	9.70	100	1992	1992	3	30	1,717													
3	0430	CL FNC 6B	0	0	0	0	123.00	LF	9.70	9.70	100	2020	2020	3	98	1,169													
4	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2020	2020	3	98	858													

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/0294	5/08/2018	WD Q	Q	V	02	100,300
GRANTOR: FIRST COAST CABLE CON						
GRANTEE: PLUNGIS RICHARD & C						
0605/0470	8/22/1990	WD Q	Q	V		45,000
GRANTOR: BLACKMON & SHEFFIELD						
GRANTEE: FIRST COAST CABLE						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF										3,744									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	001001	C	V CM/XFOBT	0		CI	0.00	0.00	93,315.00	SF		1.00	1.00	0.50	3.00	1.50	139,972												
2	009600	C	WASTELAND	0		CI	0.00	0.00	0.82	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,050												