

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

43-3N-26-0000-0001-0030

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		10	ABOVE AVG 100		3803	04	206	90.7200	159.44	32,845		2022	2022	0	0	0	0.00	100.00	VALUATION BY										STANDARD																																																																							
Roof Structure		04	WOOD TRUSS 100		1 RSTRM BLDG - 0% - 2023															Heated Area: 136															HX Base Yr															Tax Group: 4										Tax Dist:																																								
Roof Cover		12	MODULAR MT 100																																BUILDING MARKET VALUE															217,649																																																		
Interior Wall		05	DRYWALL 100																																TOTAL MARKET OB/XF VALUE															345,675																																																		
Interior Floor		03	CONC FINSH 100																																TOTAL LAND VALUE - MARKET															143,040																																																		
Ceiling		02	F.NOT SUS 100																																TOTAL MARKET VALUE															706,364																																																		
Air Condition		01	NONE 100																																SOH/AGL Deduction															0																																																		
Heating Type		01	NONE 100																																ASSESSED VALUE															706,364																																																		
Fixtures			4 100																																TOTAL EXEMPTION VALUE															03 706,364																																																		
Frame		02	WOOD FRAME 100																																BASE TAXABLE VALUE															0																																																		
Story Height			8 100																																TOTAL JUST VALUE															706,364																																																		
RMS			2 100																																NCON VALUE															563,324																																																		
Stories		1.	1. 100																																INCOME VALUE																																																																	
Units			0 100																																PREVIOUS YEAR MKT VALUE															71,520																																																		
Occupancy		00	NONE 100																																																																																																	
Quality		03	Quality Level 03																																PERMIT NUM															DESCRIPTION															AMT															ISSUED																				
DOR CODE		8600	COUNTY																																21015005															NEW CONSTR															239,583															10/29/2021																				
MAP NUM			MKT AREA																																21015007															NEW CONSTR															239,583															10/29/2021																				
NEIGHBORHOOD/LOC		5001.00																																	21015008															NEW CONSTR															239,583															10/29/2021																				
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																21015009															NEW CONSTR															64,150															10/29/2021														
BAS		136	100		136		21,684																																21015010															NEW CONSTR															239,583															10/29/2021																
CAN		125	30		38		6,059																																21015011															NEW CONSTR															34,039															10/29/2021																
FST		64	50		32		5,102																																																																																													
TOTALS		325	206		32,845																																																																																															
EXTRA FEATURES		153322 CR 108, YULEE																																																																																																		
BLD DATE		07/26/2022															HS															LGL DATE																																																																				
XF DATE		07/26/2022															HS															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		0812		CONCRETE C		0 0		0 0		22,920.00		SF 4.00				4.00		100		2022		2022		3		100		91,680																																																																								
2		0400		CONC CURB		0 0		0 0		575.00		LF 15.00				15.00		100		2022		2022		3		100		8,625																																																																								
3		0810		CONCRETE A		0 0		0 0		204.00		SF 6.50				6.50		100		2022		2022		3		100		1,326																																																																								
4		0810		CONCRETE A		0 0		0 0		306.00		SF 6.50				6.50		100		2022		2022		3		100		1,989																																																																								
5		0810		CONCRETE A		0 0		0 0		144.00		SF 6.50				6.50		100		2022		2022		3		100		936																																																																								
6		0444		BOX FNC 4'		0 0		0 0		36.00		LF 6.50				6.50		100		2022		2022		3		100		234																																																																								
7		0972		ST LGHT UN		0 0		0 0		8.00		UT 2,530.00				2,530.00		100		2022		2022		3		100		20,240																																																																								
8		0975		ST LT/ARM		0 0		0 0		16.00		UT 500.00				500.00		100		2022		2022		3		100		8,000																																																																								
9		0972		ST LGHT UN		0 0		0 0		1.00		UT 1,265.00				1,265.00		100		2022		2022		3		100		1,265																																																																								
10		0920		CWALL-WD/M		0 0		0 0		542.00		LF 390.00				390.00		100		2022		2022		3		100		211,380																																																																								
LAND DESCRIPTION		TOTAL OB/XF															345,675																																																																																			
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		008600		C		COUNTY		0				GU		0.00		0.00		8.94		AC				1.00		1.00		1.00		16,000.00		16,000.00		143,040																																																																		
REVIEW DATE		07/26/2022		BY		HSKK		Total Acres: 8.94		Total Land Value: 143,040		Market: 0		Agricultural: 0		Common: 143,040		PRINTED 08/02/2023 BY SYS																																																																																		

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