



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																					
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 2,578,752 TOTAL MARKET VALUE 2,578,752 SOH/AGL Deduction 0 ASSESSED VALUE 2,578,752 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,578,752 TOTAL JUST VALUE 2,578,752 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,578,752																					
DOR CODE 1000 VACANT COMMERCIAL															PERMIT NUM DESCRIPTION AMT ISSUED 																							
MAP NUM MKT AREA 04															SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2381/1060</td> <td>8/03/2020</td> <td>SW Q</td> <td>V</td> <td>01</td> <td></td> <td>3,000,000</td> </tr> </tbody> </table> GRANTOR: CLARK CHRISTINE & HUB GRANTEE: ACORN RIDGE LLC 2049/0480 5/10/2016 QC U V 11 100 GRANTOR: CLARK CHRISTINE & HUB GRANTEE: CLARK CHRISTINE & H										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2381/1060	8/03/2020	SW Q	V	01		3,000,000
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2381/1060	8/03/2020	SW Q	V	01		3,000,000																																
NEIGHBORHOOD/LOC 4001.00															BUILDING NOTES 																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING DIMENSIONS 																							
TOTALS					EAST SR 200, YULEE										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
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EXTRA FEATURES																																						
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																							
TOTALS															0																							
LAND DESCRIPTION															TOTAL OB/XF																							
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	001000	C	COMMERCIAL	0	0004	CHT	0.00	0.00	22,344.00	SF		1.00	1.00	1.00	8.00	8.00	2,578,752																					
REVIEW DATE 06/09/2021 BY KXX Total Acres: 0.00 Total Land Value: 2,578,752 Market: 0 Agricultural: 0 Common: 2,578,752 PRINTED 08/02/2023 BY SYS																																						