IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

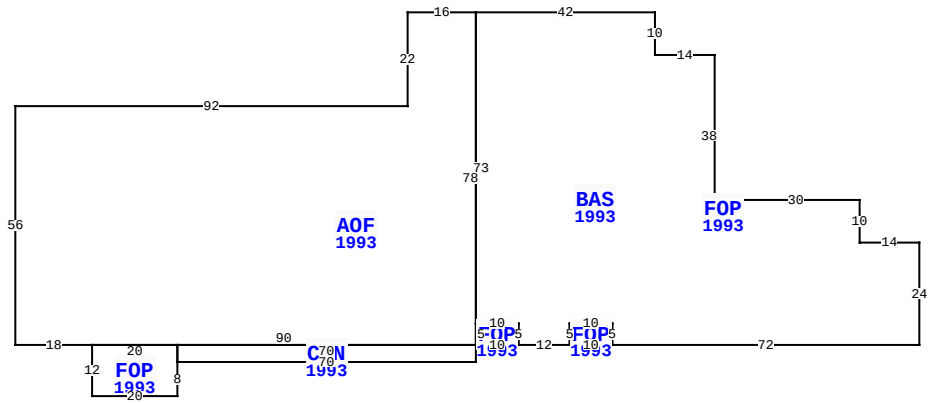
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		80 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		60 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	6,400	100	6,400	205,728
BAS	5,604	100	5,604	180,141
CAN	280	30	84	2,700
FOP	16	30	5	161
FOP	50	30	15	482
FOP	50	30	15	482
FOP	240	30	72	2,315
TOTALS	12,640		12,195	392,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	12,195	75.4600	107.15	1,306,694	1978	1978	0	0	0	70.00	30.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 12004 HX Base Yr



50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
TOTAL LAND VALUE - MARKET		6,412,030
TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530950	LTE ANTENNAS	30,000	08/01/2015
E1427148	REMODEL	0	01/01/2014
E1427149	REMODEL	0	01/01/2014
E1427194	CHNGE SRVC	0	01/01/2014
B1327522	REPAIR/RRF	1,800	07/01/2013
M1318538	H/AC	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14N10 W30 FOP=[YR=1993] W4 S4 E4 N4$ S4 W4 N38 W14 N10 W42 AOF=[YR=1993] W16S22 W92 S56 E18 FOP=[YR=1993] S12 E20 N8 CAN=[YR=1993] E70 N4 FOP=[YR=1993] E10 N5 W10 S5$ W70 S4$ N4 W20$ E90 N78$ S73 E10 S5 E12 FOP=[YR=1993] E10 N5 W10 S5$ N5 E10 S5 E72 N24$.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	46,459.00	SF	2.00	2.00	100	1980	1980	3	50	46,459	
2	0811	CONCRETE B	0	0	0	0	846.00	SF	5.20	5.20	100	1980	1980	3	35	1,540	
3	0812	CONCRETE C	0	0	0	0	2,400.00	SF	4.00	4.00	100	1991	1991	3	64	6,144	
4	0811	CONCRETE B	0	0	0	0	968.00	SF	5.20	5.20	100	1992	1992	3	66	3,322	
5	0810	CONCRETE A	0	0	0	0	311.00	SF	6.50	6.50	100	1994	1994	3	70	1,415	
6	0402	CONC BUMPE	0	0	0	0	45.00	UT	25.00	25.00	100	1990	1990	3	70	788	
7	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	1985	1985	3	20	10	
8	0680	POLE SHED	0	0	18	11	198.00	SF	10.00	10.00	100	1990	1990	3	20	396	
9	0680	POLE SHED	0	0	24	20	480.00	SF	10.00	10.00	100	1992	1992	3	20	960	
10	0940	SHEDS/PORT	0	0	8	10	80.00	SF	20.10	20.10	100	1992	1992	3	20	322	

TOTAL OB/XF 61,356

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	641,203.00	SF		1.00	1.00	1.00	10.00	10.00	6,412,030							

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

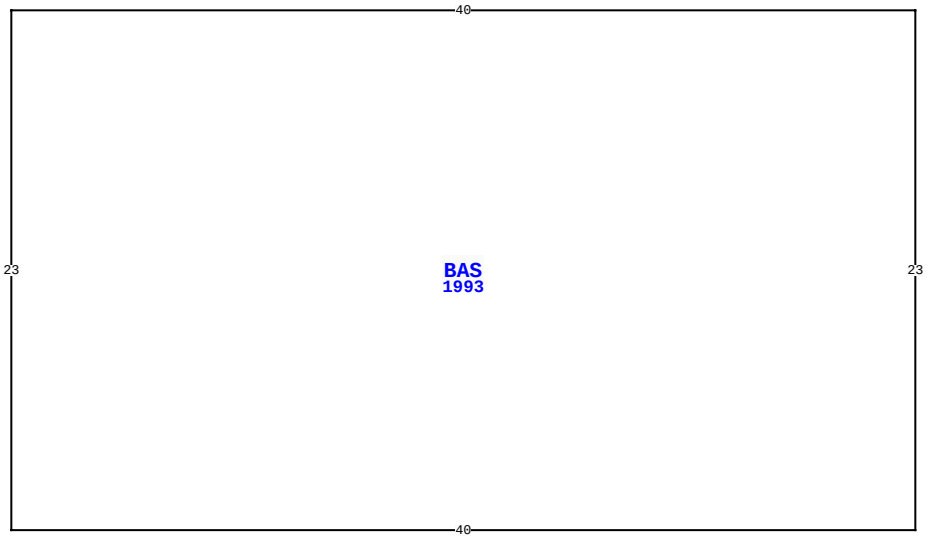
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	18,335
TOTALS	920		920	18,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	102.2000	66.43	61,116	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 920 HX Base Yr



NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
TOTAL LAND VALUE - MARKET		6,412,030
TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327864	MOD BLDG RENO B'R	0	01/01/2013
B21413	DEMOLITION	1,500	05/01/2008
C20468	CO ISSUED	5,600	10/01/2007
E20146	ELEC OTHER	0	10/01/2007
E20147	ELEC OTHER	0	10/01/2007
E20148	ELEC OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:
GRANTEE:

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

50 BOBBY MOORE CIR, YULEE

EXTRA FEATURES

LN	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
11	0510	GARAGE WD-	0	0	24	30	720.00	SF	35.00	35.00	100	1992	1992	3	20	5,040	
12	0424	CL FNC 6'	0	0	0	0	104.00	LF	20.00	20.00	100	1980	1980	3	20	416	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120	
14	0430	CL FNC 6B	0	0	0	0	1,902.00	LF	9.70	9.70	100	1980	1980	3	20	3,690	
15	0426	CL FNC 12'	0	0	0	0	880.00	LF	15.60	15.60	100	1980	1980	3	20	2,746	
16	0462	ST/AL FNC	0	0	4	12	48.00	SF	10.00	10.00	100	1980	1980	3	20	96	
17	0382	CHILLER	0	0	8	8	64.00	SF	92.50	92.50	100	1978	1978	3	20	1,184	
18	0383	FREEZER	0	0	8	16	128.00	SF	105.00	105.00	100	1984	1984	3	20	2,688	
19	0383	FREEZER	0	0	6	14	84.00	SF	105.00	105.00	100	1990	1990	3	20	1,764	
20	0730	LOAD RAMP	0	0	42	26	1,092.00	LF	8.10	8.10	100	1980	1980	3	75	6,634	

TOTAL OB/XF 24,378

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S23 E40 N23$.

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

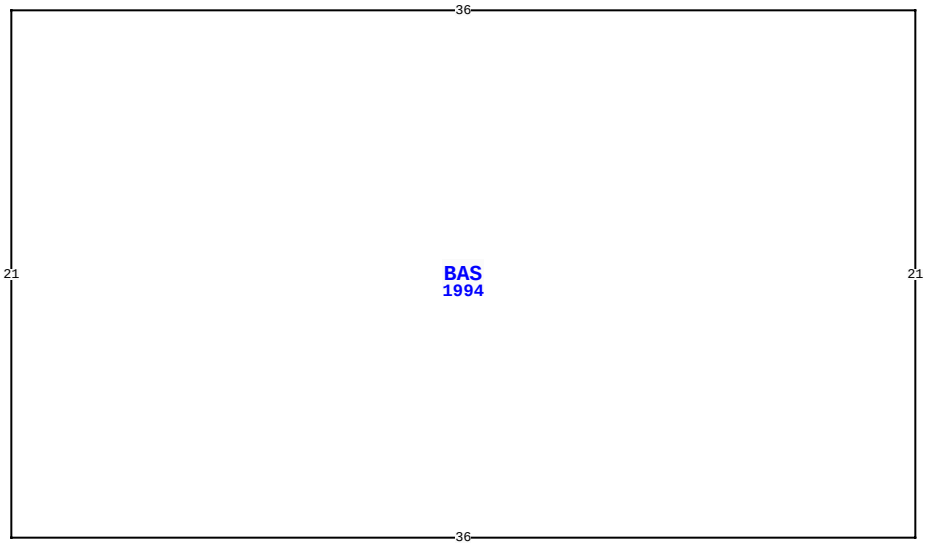
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	756	11,971
TOTALS	756		756	11,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	756	55.7550	79.17	59,853	1970	1970	0	0	0	80.00	20.00

3 OFFICE 1&2 – 0% - 0 Heated Area: 756 HX Base Yr



50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 9 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
TOTAL LAND VALUE - MARKET		6,412,030
TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13382	MECH OTHER	0	10/01/2007
M13383	MECH OTHER	0	10/01/2007
M13384	MECH OTHER	0	10/01/2007
B20466	HOUSEMVING	5,600	09/01/2007
B20467	HOUSEMVING	5,600	09/01/2007
B20468	HOUSEMVING	5,600	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W36 S21 E36 N21$.

EXTRA FEATURES

LN	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
21	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	2,530	
22	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1980	1980	3	20	200	
23	1050	TOWER-COMM	0	0	0	0	1.00	UT	25,000.00	25,000.00	100	1980	1980	3	100	25,000	
24	0940	SHEDS/PORT	0	0	23	11	253.00	SF	30.00	30.00	100	1990	1990	3	20	1,518	
25	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
26	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
27	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1990	1990	3	20	1,440	
28	0940	SHEDS/PORT	0	0	36	12	432.00	SF	30.00	30.00	100	1995	1995	3	20	2,592	
29	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	
30	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	100	1990	1990	3	20	936	

TOTAL OB/XF 38,536

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

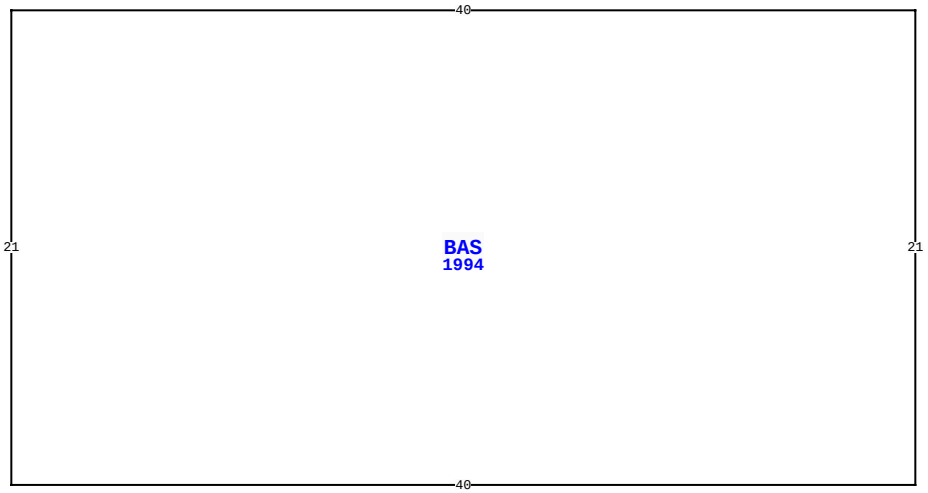
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	68,649
TOTALS	840		840	68,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	840	82.2150	116.75	98,070	1994	1994	0	0	0	30.00	70.00

4 OFFICE 1&2 – 0% - 0 Heated Area: 840 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 4 of 9 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
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TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20466	CO ISSUED	5,600	09/01/2007
C20467	CO ISSUED	5,600	09/01/2007
E19735	ELEC OTHER	450	08/01/2007
B18797	FOUNDATION	60,000	11/01/2006
B18579	FOUNDATION	2,500	09/01/2006
E17384	ELEC OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:
GRANTEE:

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

50 BOBBY MOORE CIR, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W40 S21 E40 N21$.

EXTRA FEATURES

LN	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
31	0680	POLE SHED	0	0	32	20	640.00	SF	10.00	10.00	100	1992	1992	3	20	1,280	
32	0681	POLE SHED	0	0	20	13	260.00	SF	15.00	15.00	100	1990	1990	3	20	780	
33	0681	POLE SHED	0	0	12	11	132.00	SF	15.00	15.00	100	1990	1990	3	20	396	
35	9000	CONTANR 20	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1970	1970	3	100	2,000	
36	0443	STK FNC 6'	0	0	0	0	36.00	LF	10.00	10.00	100	1990	1990	3	20	72	
37	0980	TANK	0	0	0	0	1.00	UT	23,000.00	23,000.00	100	1978	1978	3	20	4,600	
38	0438	CON RL FNC	0	0	0	0	204.00	LF	9.00	9.00	100	1999	1999	3	94	1,726	
39	0820	WOOD WALK	0	0	35	5	175.00	SF	11.75	11.75	100	1999	1999	3	40	823	
40	0820	WOOD WALK	0	0	30	5	150.00	SF	11.75	11.75	100	1999	1999	3	40	705	
41	0820	WOOD WALK	0	0	13	5	65.00	SF	11.75	11.75	100	1999	1999	3	40	306	

TOTAL OB/XF 12,688

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

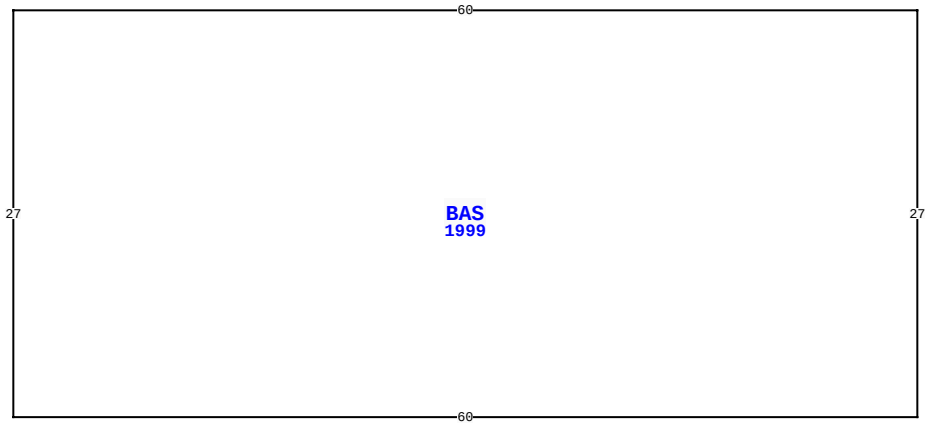
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	159,502
TOTALS	1,620		1,620	159,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,620	87.7680	124.63	201,901	1999	1999	0	0	0	21.00	79.00

5 OFFICE 1&2 – 0% - 0 Heated Area: 1620 HX Base Yr



50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
TOTAL LAND VALUE - MARKET		6,412,030
TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17849	ANTENAS	20,000	05/01/2006
E0414104	ELEC OTHER	125	12/01/2004
E0413892	REMODEL	225	11/01/2004
B0310713	REMODEL	14,500	01/01/2003
B0108655	NEW CONSTR	0	07/01/2002
B0108652	GARAGE	22,500	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E60 N27 $.

EXTRA FEATURES

LN	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
42	0424	CL FNC 6'	0	0	0	0	184.00	LF	20.00	20.00	100	1999	1999	3	52	1,914	
43	0426	CL FNC 12'	0	0	0	0	810.00	LF	15.60	15.60	100	1999	1999	3	52	6,571	
44	0751	UOP	0	0	107	6	642.00	SF	10.00	10.00	100	1998	1998	3	27	1,733	
45	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156	
46	0751	UOP	0	0	24	11	264.00	SF	10.00	10.00	100	1995	1995	3	24	634	
47	0940	SHEDS/PORT	0	0	24	16	384.00	SF	30.00	30.00	100	1991	1991	3	20	2,304	
48	0751	UOP	0	0	6	3	18.00	SF	10.00	10.00	100	1991	1991	3	20	36	

LAND DESCRIPTION

TOTAL OB/XF 13,348

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

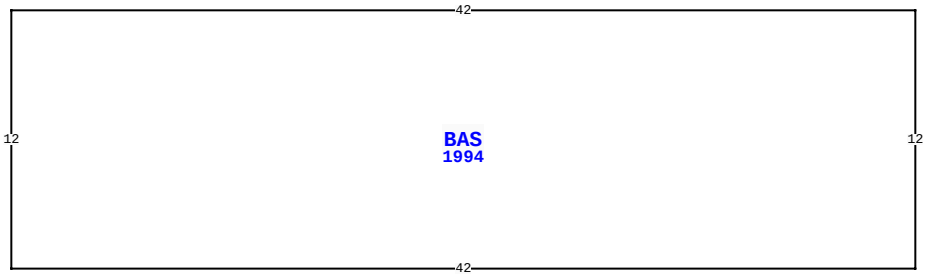
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	504	5,023
TOTALS	504		504	5,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	504	51.1000	33.22	16,743	1970	1970	0	0	0	70.00	30.00

6 M/H 93- – 0% - 0 Heated Area: 504 HX Base Yr



50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 9 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
TOTAL LAND VALUE - MARKET		6,412,030
TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996194	TEMP POLE	1,000	08/01/1999
B974526	MH MOVE-ON	0	01/07/1998
9602567	REMODEL	0	01/01/1996
94 01323	NEW CONSTR	28,800	09/01/1994
7847	ADDITION	54,000	02/14/1992
3521	N/A	29,500	07/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W42 S12 E42 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

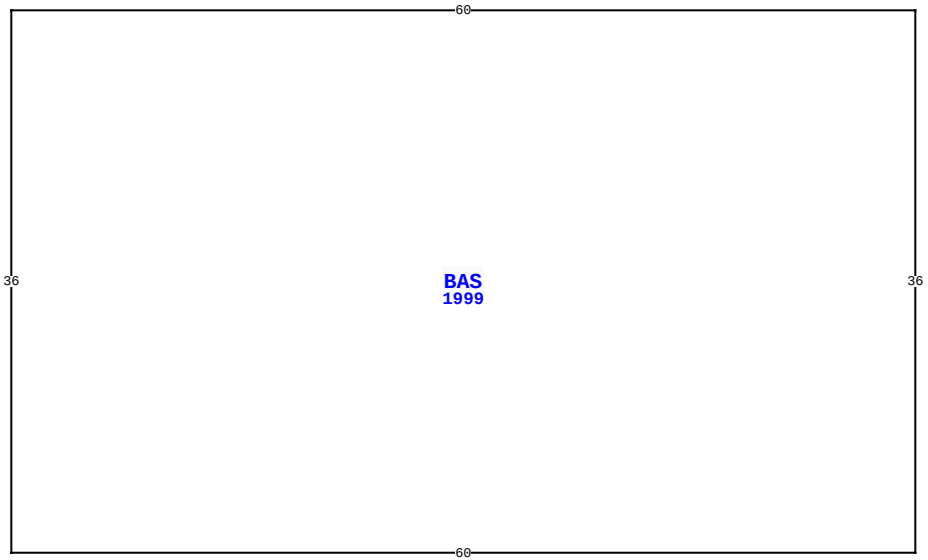
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	214,989
TOTALS	2,160		2,160	214,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,160	88.7220	125.99	272,138	1999	1999	0	0	0	21.00	79.00

7 OFFICE 1&2 – 0% - 0 Heated Area: 2160 HX Base Yr



50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
TOTAL LAND VALUE - MARKET		6,412,030
TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S36 E60 N36 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

BUILDING CHARACTERISTICS

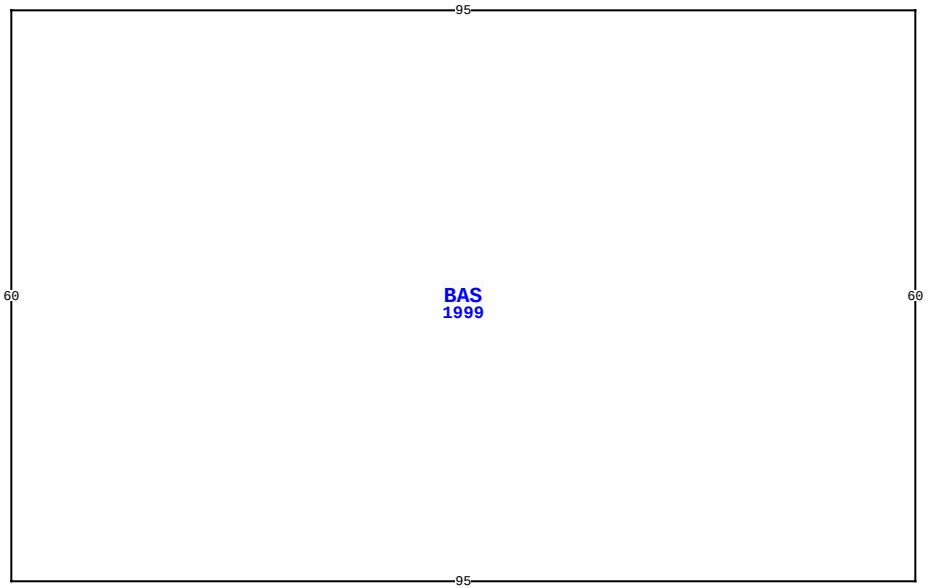
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,700	100	5,700	775,271
TOTALS	5,700		5,700	775,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	5,700	84.5370	146.25	833,625	1998	1998	0	0	0	7.00	93.00

8 GOVT BLDG – 0% - 0 Heated Area: 5700 HX Base Yr



50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 9 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
TOTAL LAND VALUE - MARKET		6,412,030
TOTAL MARKET VALUE		8,384,858
SOH/AGL Deduction		4,773,120
ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W95 S60 E95 N60 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS

IN OR 235 PG 514
(COUNTY JAIL)

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

2023

44-2N-27-0000-0001-0110

BUILDING CHARACTERISTICS

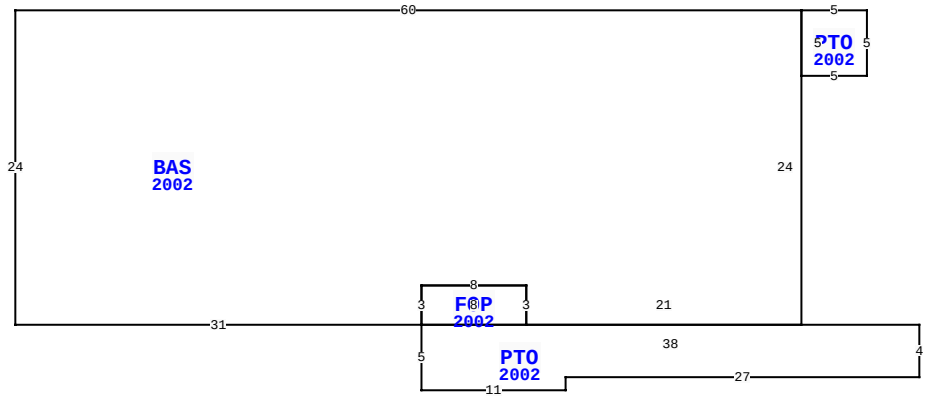
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	03	FORCED AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	174,800
FOP	24	30	7	864
PTO	25	5	1	124
PTO	163	5	8	988
TOTALS	1,628		1,432	176,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,432	104.7375	148.73	212,981	2002	2002	0	0	0	17.00	83.00

9 OFFICE 1&2 – 0% - 0 Heated Area: 1416 HX Base Yr



50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 9 of 9 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,822,522
TOTAL MARKET OB/XF VALUE		150,306
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ASSESSED VALUE		3,611,738
TOTAL EXEMPTION VALUE	03	3,611,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,384,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,792,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0235/0514	3/01/1977	WD	U	V		29,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W5 BAS=[YR=2002] W60 S24 E31 PTO=[YR=2002] S5 E11 N1 E27 N4 W38 $ FOP=[YR=2002] E8 N3 W8 S3 $ N3 E8 S3 E21 N24 $ S5 E5 N5 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/22/2018 BY SB Total Acres: 0.00 Total Land Value: 6,412,030 Market: 0 Agricultural: 0 Common: 6,412,030 PRINTED 08/02/2023 BY SYS