



| 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 | | | | | |
| | | | | | | | | | | | | | | | | | STANDARD | | | | | |
| VALUATION BY | | | | | | | | | | | | | | | | | Tax Group: 4 | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | | | | | | | | | | | | | | | | | 0 | | |
| TOTAL MARKET OB/XF VALUE | | | | | | | | | | | | | | | | | | | | 0 | | |
| TOTAL LAND VALUE - MARKET | | | | | | | | | | | | | | | | | | | | 28,000 | | |
| TOTAL MARKET VALUE | | | | | | | | | | | | | | | | | | | | 28,000 | | |
| SOH/AGL Deduction | | | | | | | | | | | | | | | | | | | | 6,825 | | |
| ASSESSED VALUE | | | | | | | | | | | | | | | | | | | | 21,175 | | |
| TOTAL EXEMPTION VALUE | | | | | | | | | | | | | | | | | | | | 0 | | |
| BASE TAXABLE VALUE | | | | | | | | | | | | | | | | | | | | 21,175 | | |
| TOTAL JUST VALUE | | | | | | | | | | | | | | | | | | | | 28,000 | | |
| NCON VALUE | | | | | | | | | | | | | | | | | | | | 0 | | |
| INCOME VALUE | | | | | | | | | | | | | | | | | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | | | | | | | | | | | | | | | | | 19,250 | | |
| DOR CODE | | | | | 0000 | | | | | VACANT | | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | MKT AREA | | | | | 04 | | | | | | | |
| NEIGHBORHOOD/LOC | | | | | 4053.00 | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|---------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2446/1337 | 3/26/2021 | SW | U | V | 37 | 3,700 |
| GRANTOR: STRATTON HARRY O | | | | | | |
| GRANTEE: FIRST COAST INC | | | | | | |
| 2235/0090 | 11/06/2018 | TX | U | V | 11 | 3,700 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: STRATTON HARRY O | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | BLD DATE | | LGL 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 | XF DATE | LAND DATE | AG DATE |
| CRANDALL RD, YULEE | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|---------------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000115 | C | SFR ACRES | 0 | | | 0.00 | 0.00 | 0.35 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 28,000 | | | | | | | |