



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4		4												
Exterior Wall	15	CONC BLOCK 70	1401	04	52,361	142.4544	183.41	9,603,531	2022	2022	0	0	0	0.00	100.00	VALUATION BY										STANDARD								
Exterior Wall	17	CB STUCCO 30	1 SUPER MRKT - 0% - 2023										Heated Area: 51181										HX Base Yr											
Roof Structur	09	RIDGE FRME 100																					VALUATION BY										STANDARD	
Roof Cover	04	BUILT-UP 100																					BUILDING MARKET VALUE										13,662,638	
Interior Wall	08	DECORATIVE 60																					TOTAL MARKET OB/XF VALUE										1,071,741	
Interior Wall	05	DRYWALL 40																					TOTAL LAND VALUE - MARKET										3,640,000	
Interior Floo	10	TERRAZZO 80																					TOTAL MARKET VALUE										18,374,379	
Interior Floo	11	CLAY TILE 20																					SOH/AGL Deduction										0	
Ceiling	04	NONE 100																					ASSESSED VALUE										18,374,379	
Air Condition	07	ENG PACKGE 100																					TOTAL EXEMPTION VALUE										0	
Heating Type	09	ENG F AIR 100																					BASE TAXABLE VALUE										18,374,379	
Fixtures	75	100											TOTAL JUST VALUE										18,374,379											
Frame	03	MASONRY 100											NCON VALUE										14,734,379											
Story Height	23	100											INCOME VALUE																					
RMS	19	100											PREVIOUS YEAR MKT VALUE										3,640,000											
Stories	1.5	1.5 100																																
Units	0	100																																
Occupancy	00	NONE 100																																
Quality	04	Quality Level 04																																
DOR CODE	1600	COMMUNITY SHOPPING																																
MAP NUM		MKT AREA	04																															
NEIGHBORHOOD/LOC	4053.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	46,931	100	46,931	8,607,615																														
CAN	442	30	133	24,394																														
CAN	2,149	30	645	118,299																														
FUS	2,723	100	2,723	499,425																														
PTO	56	5	3	550																														
PTO	210	5	10	1,834																														
SFB	66	80	53	9,721																														
SFB	494	80	395	72,447																														
SFB	1,349	80	1,079	197,899																														
STR	15	10	2	367																														
TOTALS	57,016		52,361	9,603,531																														
EXTRA FEATURES					WILLIAM BURGESS BLVD, YULEE										BLD DATE 06/30/2022 HS LGL DATE 06/17/2020 MF																			
															XF DATE																			
															INC 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	0803	ASPHALT C	0	0	0	0	250,034.00	SF	2.00	2.00	100	2022	2022	3	100	500,068																		
2	0812	CONCRETE C	0	0	0	0	25,265.00	SF	4.00	4.00	100	2022	2022	3	100	101,060																		
3	0400	CONC CURB	0	0	0	0	6,447.00	LF	15.00	15.00	100	2022	2022	3	100	96,705																		
4	1123	CB 8"	0	0	90	0	90.00	SF	6.15	6.15	100	2022	2022	3	100	554																		
5	0972	ST LGHT UN	0	0	0	0	48.00	UT	2,530.00	2,530.00	100	2022	2022	3	100	121,440																		
6	0975	ST LT/ARM	0	0	0	0	23.00	UT	500.00	500.00	100	2022	2022	3	100	11,500																		
7	0966	FIRE SPRNK	0	0	0	0	51,563.00	SF	3.00	3.00	100	2022	2022	3	100	154,689																		
8	0966	FIRE SPRNK	0	0	0	0	11,775.00	SF	3.00	3.00	100	2022	2022	3	100	35,325																		
9	0966	FIRE SPRNK	0	0	0	0	8,400.00	SF	3.00	3.00	100	2022	2022	3	100	25,200																		
10	0966	FIRE SPRNK	0	0	0	0	8,400.00	SF	3.00	3.00	100	2022	2022	3	100	25,200																		
LAND DESCRIPTION										TOTAL OB/XF										1,071,741														
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	001600	C	SH CTR COM	0		PUD	0.00	0.00	700,000.00	SF		1.00	1.00	0.65	8.00	5.20	3,640,000																	

REVIEW DATE	07/12/2023	BY	HS	Total Acres: 0.00	Total Land Value: 3,640,000	Market: 0	Agricultural: 0	Common: 3,640,000	PRINTED 08/02/2023 BY SYS
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