

PT E WATERMAN MILL GRANT
SEC'S 44-2N-27E & 50-3N-27E
IN OR 987/153 & OR 1044/1711

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

2023

44-2N-27-0000-0002-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	22	PRECAST PN 100								3803	04	136	72.7650	127.88	17,392	2009	2009	0	0	0	13.00	87.00								
Roof Structur	01	FLAT 100								1 RSTRM BLDG - 0% - 0										Heated Area: 136 HX Base Yr										
Roof Cover	07	CONC TILE 100								BAS 2009																				
Interior Wall	01	MINIMUM 100																												
Interior Floo	03	CONC FINSH 100																												
Ceiling	02	F.NOT SUS 100																												
Air Condition	01	NONE 100																												
Heating Type	01	NONE 100																												
Fixtures		4 100																												
Frame	03	MASONRY 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	136	100	136	15,131																										
TOTALS		136	136	15,131																										
EXTRA FEATURES										463039 SR 200, YULEE																				
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	0416	DUNEWALKS	0	0	0	0	3,328.00	SF	30.00	30.00	100	2009	2009	3	45	44,928														
2	0811	CONCRETE B	0	0	24	22	528.00	SF	5.20	5.20	100	2009	2009	3	91	2,498														
3	0812	CONCRETE C	0	0	0	0	1,275.00	SF	4.00	4.00	100	2009	2009	3	91	4,641														
4	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	2009	2009	3	45	702														
5	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	2009	2009	3	45	702														
6	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	2009	2009	3	45	702														
7	0350	CARPORT WD	0	0	12	11	132.00	SF	13.00	13.00	100	2009	2009	3	45	772														
8	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2009	2009	3	45	842														
TOTAL OB/XF										55,787																				
LAND DESCRIPTION																														
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	0004	OR	0.00	0.00	5.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	418,400													
REVIEW DATE 10/11/2018 BY KK Total Acres: 5.23 Total Land Value: 418,400 Market: 0 Agricultural: 0 Common: 418,400 PRINTED 08/02/2023 BY SYS																														