

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	17	CB STUCCO 70								0603	04	17,266	128.0790	186.35	3,217,519	2020	2020		0	0	0	0.85	99.15	VALUATION BY																							
Exterior Wall	10	ABOVE AVG 30								1 DAYCARE CR - 0% - 0														Heated Area: 16518								HX Base Yr								STANDARD							
Roof Structur	10	STEEL FRME 100																						Tax Group: 4								Tax Dist:															
Roof Cover	04	BUILT-UP 70																						BUILDING MARKET VALUE								3,190,170															
Roof Cover	11	SLATE 30																						TOTAL MARKET OB/XF VALUE								315,670															
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET								933,200															
Interior Floo	13	LVT/LAMNT 100																						TOTAL MARKET VALUE								4,439,040															
Ceiling	01	FIN.SUSPD 100																						SOH/AGL Deduction								704,545															
Air Condition	03	CENTRAL 100																						ASSESSED VALUE								3,734,495															
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE								02 3,734,495															
Fixtures	40	100																						BASE TAXABLE VALUE								0															
Frame	03	MASONRY 100																						TOTAL JUST VALUE								4,439,040															
Story Height	15	100																						NCON VALUE								0															
RMS	33	100																						INCOME VALUE																							
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE								3,394,995															
Units	0	100																																													
Occupancy	00	NONE 100																																													
Quality	05	Quality Level 05																																													
DOR CODE	1920	PROF DAYCARE																																													
MAP NUM		MKT AREA																						04																							
NEIGHBORHOOD/LOC	4086.0100																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	16,518	100	16,518	3,051,965																																											
CAN	208	30	62	11,456																																											
CAN	208	30	62	11,456																																											
CAN	208	30	62	11,456																																											
CAN	288	30	86	15,890																																											
CAN	315	30	94	17,368																																											
CAN	1,223	30	367	67,809																																											
FST	30	50	15	2,771																																											
TOTALS	18,998		17,266	3,190,170																																											
EXTRA FEATURES					307 FRANCISAN WAY, YULEE															BLD DATE 03/24/2021					KK					LGL DATE 03/24/2021					KK												
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			2.00	100	2020	2020	3	88	58,443																																
2	0812	CONCRETE C	0	0	0	0			4.00	100	2020	2020	3	99	9,639																																
3	0402	CONC BUMPE	0	0	0	0			25.00	100	2020	2020	3	99	124																																
4	0400	CONC CURB	0	0	0	0			15.00	100	2020	2020	3	99	43,778																																
5	0810	CONCRETE A	0	0	34	5			6.50	100	2020	2020	3	99	1,094																																
6	0810	CONCRETE A	0	0	10	10			6.50	100	2020	2020	3	99	644																																
7	0810	CONCRETE A	0	0	0	0			6.50	100	2020	2020	3	99	965																																
8	0819	CONC 12"	0	0	167	1			9.50	100	2020	2020	3	99	1,571																																
9	0810	CONCRETE A	0	0	14	10			6.50	100	2020	2020	3	99	901																																
10	0463	FENCE GATE	0	0	0	0			300.00	100	2020	2020	3	98	588																																
LAND DESCRIPTION					TOTAL OB/XF 117,747																																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	001920	C	PROF DAYCARE	0			0.00	0.00	23.33	AC		1.00	1.00	1.00	40,000.00	40,000.00	933,200																														

FELIPE J ESTEVEZ BISHOP OF DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2023

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