



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									
Exterior Wall	15	CONC BLOCK 100	8901	04	7,471	115.6000	199.99	1,494,125	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	1 GOVT BLDG - 0% - 0												Heated Area: 4680 HX Base Yr									
Roof Cover	03	COMP SHNGL 100													Tax Group: 4 Tax Dist:									
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE 1,494,125									
Interior Floo	15	HARDTILE 80													TOTAL MARKET OB/XF VALUE 160,060									
Interior Floo	07	CORK/VTILE 20													TOTAL LAND VALUE - MARKET 108,875									
Ceiling	01	FIN.SUSPD 100													TOTAL MARKET VALUE 1,763,060									
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 290,303									
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 1,472,757									
Fixtures	21	100													TOTAL EXEMPTION VALUE 03 1,472,757									
Frame	03	MASONRY 100													BASE TAXABLE VALUE 0									
Story Height	12	100													TOTAL JUST VALUE 1,763,060									
RMS	23	100	NCON VALUE 0																					
Stories	1.	1. 100	INCOME VALUE																					
Units	0	100	PREVIOUS YEAR MKT VALUE 1,338,870																					
Occupancy	00	NONE 100																						
Quality	03	Quality Level 03																						
DOR CODE	8600		COUNTY																					
MAP NUM			MKT AREA		04																			
NEIGHBORHOOD/LOC	4031.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,152	100	1,152	230,388																				
BAS	3,528	100	3,528	705,565																				
CAN	78	30	23	4,600																				
CAN	160	30	48	9,600																				
CAN	372	30	112	22,399																				
FGR	4,271	60	2,563	512,574																				
FST	42	50	21	4,200																				
FST	49	50	24	4,800																				
TOTALS	9,652		7,471	1,494,125																				
EXTRA FEATURES					96262 CHESTER RD, 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	0803	ASPHALT C	0	0	0	0	20,116.00	SF 2.00	2.00	100	2021	2021	3	90	36,209									
2	0400	CONC CURB	0	0	0	0	669.00	LF 15.00	15.00	100	2021	2021	3	100	10,035									
3	0812	CONCRETE C	0	0	0	0	1,682.00	SF 4.00	4.00	100	2021	2021	3	100	6,728									
4	6002	EL ROLL DR	0	0	0	0	6.00	UT 900.00	900.00	100	2021	2021	3	97	5,238									
5	0972	ST LGHT UN	0	0	0	0	5.00	UT 2,530.00	2,530.00	100	2021	2021	3	99	12,524									
6	0975	ST LT/ARM	0	0	0	0	1.00	UT 500.00	500.00	100	2021	2021	3	99	495									
7	0092	AUTO GATE	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	2021	2021	3	97	3,395									
8	0505	FLAGPOLE A	0	0	0	0	30.00	LF 50.00	50.00	100	2021	2021	3	97	1,455									
9	0418	EXHST FAN	0	0	0	0	1.00	UT 400.00	400.00	100	2021	2021	3	97	388									
10	1123	CB 8"	0	0	10	4	40.00	SF 6.15	6.15	100	2021	2021	3	100	246									
LAND DESCRIPTION					TOTAL OB/XF 76,713																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	87,100.00	SF		1.00	1.00	1.00	1.25	1.25	108,875							
REVIEW DATE 05/05/2022 BY KK Total Acres: 0.00 Total Land Value: 108,875 Market: 0 Agricultural: 0 Common: 108,875 PRINTED 08/02/2023 BY SYS																								

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