



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																				VALUATION BY					STANDARD						
																				Tax Group: 4					Tax Dist:						
																				BUILDING MARKET VALUE					0						
																				TOTAL MARKET OB/XF VALUE					25,690						
																				TOTAL LAND VALUE - MARKET					45,000						
																				TOTAL MARKET VALUE					70,690						
																				SOH/AGL Deduction					12,086						
																				ASSESSED VALUE					58,604						
																				TOTAL EXEMPTION VALUE					0						
																				BASE TAXABLE VALUE					58,604						
																				TOTAL JUST VALUE					70,690						
																				NCON VALUE					9,720						
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					54,904						
DOR CODE		0001		VAC W/XFOB																											
MAP NUM				MKT AREA				04																							
NEIGHBORHOOD/LOC		4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES						97216 DIAMOND ST, 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	0811	CONCRETE B	0	0	0	931.00	SF	5.20	5.20	100	2001	2001	3	82	3,970																
2	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000																
3	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000																
4	0940	SHEDS/PORT	0	0	36	18	648.00	SF	15.00	100	2022	2022	3	100	9,720																
LAND DESCRIPTION						TOTAL OB/XF										25,690															
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	000001	C	V RS W/XFOB	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000														