

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		05	AVERAGE 100							1709	04	564	60.9525	52.42	29,565	2000	2000	0	0	0	52.00	48.00	VALUATION BY																														
Roof Structur		04	WOOD TRUSS 100							2 MH OFFICE - 0% - 0														Heated Area: 564										HX Base Yr										STANDARD									
Roof Cover		12	MODULAR MT 100							12 47 BAS 2014 47 12														Tax Group: 4										Tax Dist:																			
Interior Wall		04	PLYWOOD 100																					BUILDING MARKET VALUE										14,191																			
Interior Floo		14	CARPET 100																					TOTAL MARKET OB/XF VALUE										76,158																			
Ceiling		02	F.NOT SUS 100																					TOTAL LAND VALUE - MARKET										89,540																			
Air Condition		02	WINDOW 100																					TOTAL MARKET VALUE										179,889																			
Heating Type		03	FORCED AIR 100																					SOH/AGL Deduction										26,941																			
Fixtures			2 100																					ASSESSED VALUE										152,948																			
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE										0																			
Story Height			7 100																					BASE TAXABLE VALUE										152,948																			
RMS			4 100																					TOTAL JUST VALUE										179,889																			
Stories		1.	1. 100							NCON VALUE										0																																	
Units			0 100							INCOME VALUE																																											
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										139,044																																	
Quality		01	Quality Level 01																																																		
DOR CODE		4100	LIGHT MANUFACTURE																																																		
MAP NUM			MKT AREA							04																																											
NEIGHBORHOOD/LOC		4051.00																																																			
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																												
BAS			564		100		564		14,191																																												
TOTALS			564				564		14,191																																												
EXTRA FEATURES										463081 SR 200, YULEE																																											
BLD DATE		09/02/2020		KK		LGL DATE				09/02/2020		KK																																									
XF DATE		09/02/2020		KK		LAND DATE																																															
INC DATE						AG 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	0812	CONCRETE C					0	0	0	10,784.00	SF	4.00	4.00	100	1992	1992	3	66	28,470																																		
2	0430	CL FNC 6B					0	0	0	400.00	LF	9.70	9.70	100	1993	1993	3	32	1,242																																		
3	0510	GARAGE WD-					0	0	24	36	864.00	SF	35.00	35.00	100	1980	1980	3	20	6,048																																	
4	0505	FLAGPOLE A					0	0	0	25.00	LF	50.00	50.00	100	1995	1995	3	20	250																																		
5	1242	WD DECK A					0	0	12	6	72.00	SF	10.00	10.00	100	2000	2000	3	20	144																																	
6	1242	WD DECK A					0	0	0	0	275.00	SF	10.00	10.00	100	2000	2000	3	20	550																																	
7	0510	GARAGE WD-					0	0	24	18	432.00	SF	35.00	35.00	100	1970	1970	3	20	3,024																																	
8	0819	CONC 12"					0	0	14	24	336.00	SF	9.50	9.50	100	1992	1992	3	66	2,107																																	
9	4950	BOLLARD					0	0	0	0	18.00	UT	100.00	100.00	100	1992	1992	3	100	1,800																																	
10	1123	CB 8"					0	0	0	0	156.00	SF	6.15	6.15	100	1992	1992	3	66	633																																	
LAND DESCRIPTION										TOTAL OB/XF										44,268																																	
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	004100	C	LIGHT MFG.					0		IW	0.00	0.00	4.07	AC		1.00	1.00	1.00	22,000.00	22,000.00	89,540																																

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