

**THE ARC NASSAU INC/
86051 HAMILTON STREET
YULEE, FL 32097**

50-3N-27-4720-0015-0000

[illegible]

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YULEE, FL 32097**

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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		10	ABOVE AVG 100		8600	04		864	67.5255	16.21	14,005		1999	1999	0	0	0	50.00	50.00	VALUATION BY					STANDARD														
Roof Structur		04	WOOD TRUSS 100		2 BARNS - 0% - 0										Heated Area: 864					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Cover		03	COMP SHNGL 100		36 24 BAS 1999 36 24										BUILDING MARKET VALUE					718,951																			
Interior Wall		07	NONE 100												TOTAL MARKET OB/XF VALUE					20,073																			
Interior Floo		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET					225,500																			
Ceiling		04	NONE 100												TOTAL MARKET VALUE					964,524																			
Air Condition		01	NONE 100												SOH/AGL Deduction					123,649																			
Heating Type		01	NONE 100												ASSESSED VALUE					840,875																			
Fixtures			0 100												TOTAL EXEMPTION VALUE					10 840,875																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					0																			
Story Height			16 100												TOTAL JUST VALUE					964,524																			
RMS			1 100												NCON VALUE					0																			
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE					764,437																													
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		7500	NON-PROFIT SERVICE																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	864	100	864	7,003																																			
TOTALS					864		864		7,002																														
EXTRA FEATURES					86051 HAMILTON ST, YULEE										BLD DATE 02/01/2018					KK					LGL DATE					02/01/2018					KK				
															XF DATE 02/01/2018					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																								
14	0097	AWNING CN	0 0	0 0	8.00	SF	65.00	65.00	100	2005	2005	3	44	229																									
15	0978	SECURTY LT	0 0	0 0	3.00	UT	450.00	450.00	100	2000	2000	3	55	743																									
16	0972	ST LGHT UN	0 0	0 0	1.00	UT	2,530.00	2,530.00	100	2001	2001	3	58	1,467																									
17	0971	ST LGHT OV	0 0	0 0	1.00	UT	1,555.00	1,555.00	100	2001	2001	3	58	902																									
18	0648	LIGHTS-AV	0 0	0 0	3.00	UT	140.00	140.00	100	2005	2005	3	27	113																									
20	0810	CONCRETE A	0 0	16 18	288.00	SF	6.50	6.50	100	2011	2011	3	93	1,741																									