



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										
																			VALUATION BY		STANDARD								
																			Tax Group: 4		Tax Dist:								
																			BUILDING MARKET VALUE		0								
																			TOTAL MARKET OB/XF VALUE		12,915								
																			TOTAL LAND VALUE - MARKET		122,850								
																			TOTAL MARKET VALUE		135,765								
																			SOH/AGL Deduction		48,455								
																			ASSESSED VALUE		87,310								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		87,310								
																			TOTAL JUST VALUE		135,765								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		79,373								
DOR CODE		0001		VAC W/XFOB																									
MAP NUM					MKT AREA															04									
NEIGHBORHOOD/LOC		4051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES						86317 GOODBREAD RD, YULEE										BLD DATE						LGL DATE		04/03/2023				DCA	
																XF DATE						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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000													
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000													
3	0350	CARPORT WD	0	0	20	14	280.00	SF	13.00	13.00	100	1978	1978	3	20	728													
4	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	1978	1978	3	30	187													
LAND DESCRIPTION						TOTAL OB/XF										12,915													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		CG	100.00	150.00	40,950.00	SF		1.00	1.00	1.00	3.00	3.00	122,850												