

FIRST SOURCE GAS APPLIANCES
PO BOX 1192
YULEE, FL 32041

50-3N-27-4720-0084-0010

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							1101	04	768	60.9525	89.30	68,582	1993	1998	0	0	0	23.00	77.00	VALUATION BY																																						
Roof Structur		04	WOOD TRUSS 100							2 RETAILSTOR - 0% - 2023														Heated Area: 768														HX Base Yr														STANDARD									
Roof Cover		12	MODULAR MT 100							-32- 24 BAS 1993 24 -32-																								Tax Group: 4										Tax Dist:																	
Interior Wall		05	DRYWALL 100																															BUILDING MARKET VALUE										59,712																	
Interior Floo		13	LVT/LAMNT 100																															TOTAL MARKET OB/XF VALUE										13,553																	
Air Condition		03	CENTRAL 100																															TOTAL LAND VALUE - MARKET										207,780																	
Heating Type		03	FORCED AIR 100																															TOTAL MARKET VALUE										281,045																	
Fixtures		03	0 100																															SOH/AGL Deduction										0																	
Frame		02	WOOD FRAME 100																															ASSESSED VALUE										281,045																	
Story Height			8 100																															TOTAL EXEMPTION VALUE										0																	
RMS			1 100																															BASE TAXABLE VALUE										281,045																	
Stories		1.	1. 100																															TOTAL JUST VALUE										281,045																	
Units		00	0 100							NCON VALUE										8,160																																									
Occupancy		00	OWNER OCC 100							INCOME VALUE																																																			
										PREVIOUS YEAR MKT VALUE										174,141																																									
Quality		01	Quality Level 01																																																										
DOR CODE		1100	STORES, 1 STORY																																																										
MAP NUM			MKT AREA				04																																																						
NEIGHBORHOOD/LOC		4051.00																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA				SUBAREA MARKET VALUE																																																						
BAS	768	100	768				52,808																																																						
TOTALS		768	768				52,808																																																						
EXTRA FEATURES										851036 US HWY 17 DR, YULEE										BLD DATE 04/04/2023				HS		LGL DATE																																			
																				XF DATE 05/11/2022				KK		LAND DATE																																			
																				INC DATE						AG DATE				04/03/2023 DCA																															
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																																					
6	0424	CL	FNC	6'	0	0	0	0	420.00		LF	20.00		20.00		100	1993	1993	3	32	2,688																																								
7	0421	CL	FNC	3'	0	0	0	0	293.00		LF	4.00		4.00		100	1993	1993	3	32	375																																								
8	0464	FNC	GT	10'	0	0	0	0	4.00		UT	350.00		350.00		100	1993	1993	3	32	448																																								
20	1123	CB	8"	0	0	0	0	0	450.00		SF	6.15		6.15		100	1993	1993	3	68	1,882																																								
21	0424	CL	FNC	6'	0	0	0	0	408.00		LF	20.00		20.00		100	2022	2022	3	100	8,160																																								
LAND DESCRIPTION										TOTAL OB/XF										13,553																																									
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	001100	C	STORE 1FLR				0	0004	CG	0.00	0.00	69,260.00	SF		1.00	1.00	1.00	3.00		3.00		207,780																																							
REVIEW DATE 04/04/2023 BY HS Total Acres: 0.00 Total Land Value: 207,780 Market: 0 Agricultural: 0 Common: 207,780 PRINTED 08/02/2023 BY SYS																																																													

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