LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

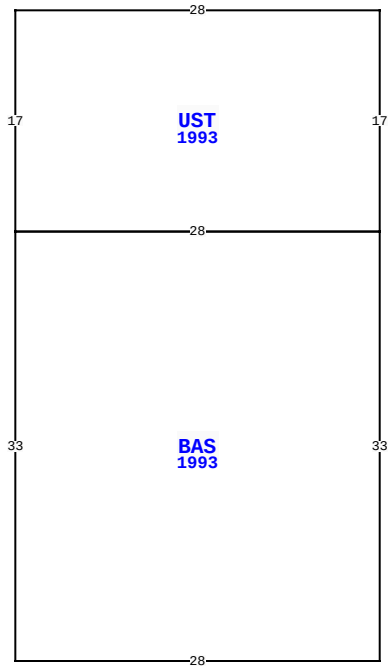
DOR CODE 8600 COUNTY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 59,122 |
| UST | 476 | 40 | 190 | 12,157 |
| TOTALS | 1,400 | | 1,114 | 71,279 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 04 | 1,114 | 78.4350 | 87.65 | 97,642 | 1970 | 1970 | 0 | 0 | 0 | 27.00 | 73.00 |

1 CLUB HOUSE – 0% - 0 Heated Area: 924 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20002231 | XFOB-AWNINGS | 2,100 | 04/08/2020 |
| B1632504 | CNSTR-CONCESSION | 39,597 | 06/01/2016 |
| B1632505 | CNSTR-PRESS BOX | 13,199 | 06/01/2016 |
| R1615079 | REPAIR/RRF | 32,000 | 06/01/2016 |
| P1216171 | NEW CONSTR | 0 | 10/01/2012 |
| C24544 | CO ISSUED | 0 | 08/29/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |

GRANTOR: HOLLAND BOBBY B
GRANTEE: NASSAU COUNTY BOARD

| | | | | | | |
|---|---|---|---|---|---|---|
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |

GRANTOR: ITT RAYONIER INCORPOR
GRANTEE: NASSAU COUNTY

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W28 S17 BAS=[YR=1993] S33 E28 N33 W28$ E28 N17$.

## EXTRA FEATURES

| LN | 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 | 28 | 20 | 560.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 75 | 2,184 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,755.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 5,265 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 83 | 50 | 4,150.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 12,450 | |
| 4 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 2.00 | UT | 1,555.00 | 1,555.00 | 100 | 1997 | 1997 | 3 | 45 | 1,400 | |
| 5 | 0351 | CARPORT MT | 0 | 0 | 45 | 20 | 900.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 2,430 | |
| 6 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 1975 | 1975 | 3 | 20 | 1,200 | |
| 7 | 0991 | TENNIS CRT | 0 | 0 | 0 | 0 | 2.00 | UT | 18,000.00 | 18,000.00 | 100 | 1997 | 1997 | 3 | 75 | 27,000 | |
| 8 | 0998 | T-CRT LGHT | 0 | 0 | 0 | 0 | 4.00 | UT | 4,000.00 | 4,000.00 | 100 | 1997 | 1997 | 3 | 20 | 3,200 | |
| 9 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 346.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 3,114 | |
| 10 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |

TOTAL OB/XF 58,513

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 008600 | C | COUNTY | 0 | 0006 | GU | 0.00 | 0.00 | 20.63 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 1,031,500 | | | | | | | |

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

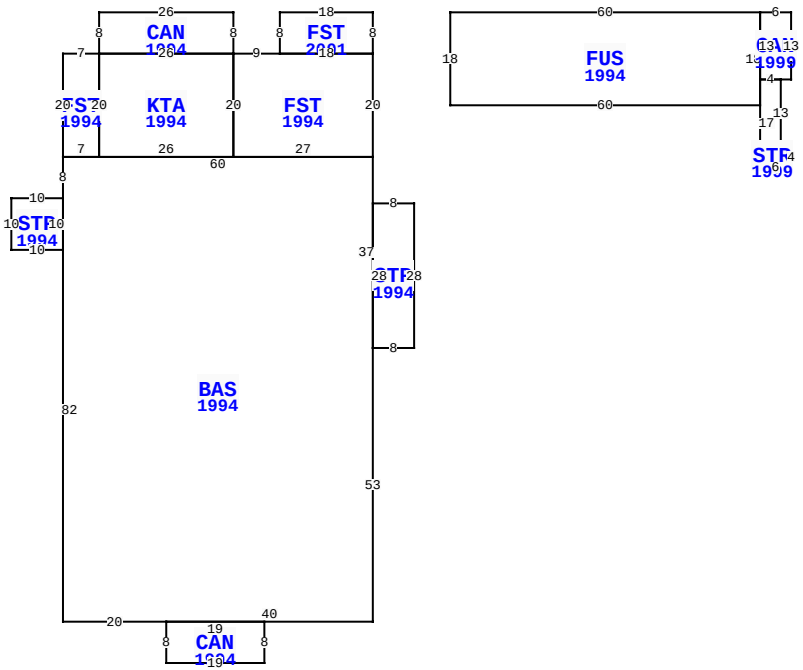
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 80 |
| Interior Floo | 14 | CARPET 20 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 20 100 |
| RMS | | 4 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 8600 | COUNTY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 5,400 | 100 | 5,400 | 446,418 |
| CAN | 152 | 30 | 46 | 3,803 |
| CAN | 208 | 30 | 62 | 5,126 |
| CAN | 78 | 30 | 23 | 1,902 |
| FST | 140 | 50 | 70 | 5,787 |
| FST | 540 | 50 | 270 | 22,321 |
| FST | 144 | 50 | 72 | 5,952 |
| FUS | 1,080 | 100 | 1,080 | 89,284 |
| KTA | 520 | 110 | 572 | 47,287 |
| STP | 100 | 10 | 10 | 827 |
| TOTALS | 8,662 | | 7,635 | 631,186 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3202 | 04 | 7,635 | 106.6720 | 165.34 | 1,262,371 | 1994 | 1994 | 0 | 0 | 0 | 50.00 | 50.00 |

2 AUDITORIUM - 0% - 0 Heated Area: 7000 HX Base Yr




** This building has 12 Sub-Areas

86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 16 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24830 | REPAIR/RRF | 9,400 | 06/01/2011 |
| B24808 | NEW CONSTR | 18,749 | 06/01/2011 |
| P14776 | NEW CONSTR | 0 | 05/01/2011 |
| B24544 | NEW CONSTR | 31,192 | 04/01/2011 |
| E23376 | NEW CONSTR | 0 | 04/01/2011 |
| P14717 | NEW CONSTR | 0 | 04/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=2001] W18 S8 FST=[YR=1994] W9 CAN=[YR=1994] N8 W26 S8 FST=[YR=1994] W7 S20 BAS=[YR=1994] S8 STP=[YR=1994] W10 S10 E10 N10$ S82 E20 CAN=[YR=1994] S8 E19 N8 W19$ E40 N53 STP=[YR=1994] E8 N28 W8 S28$ N37 W60 $ E7 N20$ KTA=[YR=1994] S20 E26 N20 W26$ E26$ S20 E27 N20 W18$ E18 N8$ PTR=E15 FUS=[YR=1994] E60 CAN=[YR=1999] E6 S13 W2 STR=[YR=1999] S13 E2 S4 W6 N17 E4$ W4 N13$ S18 W60 N18$ W15$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 83.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 747 | |
| 12 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 1.00 | UT | 562.50 | 562.50 | 100 | 1997 | 1997 | 3 | 45 | 253 | |
| 13 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 5,440.00 | SF | 2.00 | 2.00 | 100 | 1997 | 1997 | 3 | 50 | 5,440 | |
| 14 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 516.00 | LF | 23.00 | 23.00 | 100 | 1997 | 1997 | 3 | 45 | 5,341 | |
| 15 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 1.00 | UT | 562.50 | 562.50 | 100 | 1997 | 1997 | 3 | 45 | 253 | |
| 16 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 24.00 | 24.00 | 100 | 1980 | 1980 | 3 | 20 | 307 | |
| 17 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 22.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 198 | |
| 19 | 0810 | CONCRETE A | 0 | 0 | 9 | 8 | 72.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 351 | |
| 20 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 135 | |
| 21 | 0810 | CONCRETE A | 0 | 0 | 8 | 8 | 499.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 2,433 | |

TOTAL OB/XF 15,458

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 50 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Floo | 02 | MIN PLYWD 50 |
| Interior Floo | 03 | CONC FINSH 50 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 2 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

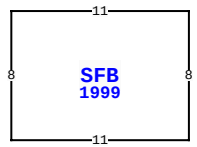
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

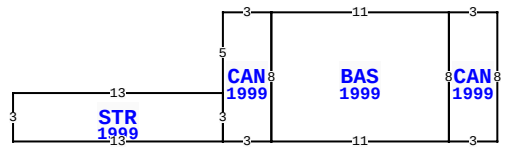
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 88 | 100 | 88 | 4,560 |
| CAN | 24 | 30 | 7 | 363 |
| CAN | 24 | 30 | 7 | 363 |
| SFB | 88 | 80 | 70 | 3,627 |
| STR | 39 | 10 | 4 | 208 |
| TOTALS | 263 | | 176 | 9,120 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 04 | 176 | 52.9200 | 59.14 | 10,409 | 1997 | 1997 | 0 | 0 | 0 | 12.38 | 87.62 |

3 CLUB HOUSE – 0% - 0 Heated Area: 158 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412266 | NEW CONSTR | 10,080 | 05/05/2005 |
| E017807 | CHNGE SRVC | 0 | 03/01/2001 |
| E017882 | NEW CONSTR | 0 | 03/01/2001 |
| B07626 | XFOB | 5,000 | 09/01/2000 |
| B07667 | NEW CONSTR | 30,000 | 09/01/2000 |
| R992041 | REPAIR/RRF | 0 | 10/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1999] W11 S8 E11 N8$ PTR= E15 STR=[YR=1999] E13
CAN=[YR=1999] N5 E3 BAS=[YR=1999] E11 CAN=[YR=1999] E3 S8
W3 N8$ S8 W11 N8$ S8 W3 N3$ S3 W13 N3$ W15$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 4,682.00 | SF | 2.00 | 2.00 | 100 | 1997 | 1997 | 3 | 50 | 4,682 | |
| 23 | 0812 | CONCRETE C | 0 | 0 | 401 | 5 | 2,005.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 6,015 | |
| 24 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 235.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 1,146 | |
| 25 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 91.00 | LF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 45 | 614 | |
| 26 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 27 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 61.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 549 | |
| 28 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 42.00 | LF | 13.50 | 13.50 | 100 | 1997 | 1997 | 3 | 45 | 255 | |
| 29 | 0819 | CONC 12" | 0 | 0 | 27 | 8 | 216.00 | SF | 8.55 | 8.55 | 100 | 1997 | 1997 | 3 | 75 | 1,385 | |
| 30 | 0810 | CONCRETE A | 0 | 0 | 13 | 8 | 104.00 | SF | 5.85 | 5.85 | 100 | 1997 | 1997 | 3 | 75 | 456 | |
| 31 | 0441 | STK FNC 4' | 0 | 0 | 0 | 0 | 22.00 | LF | 5.85 | 5.85 | 100 | 1997 | 1997 | 3 | 20 | 26 | |

TOTAL OB/XF 15,398

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

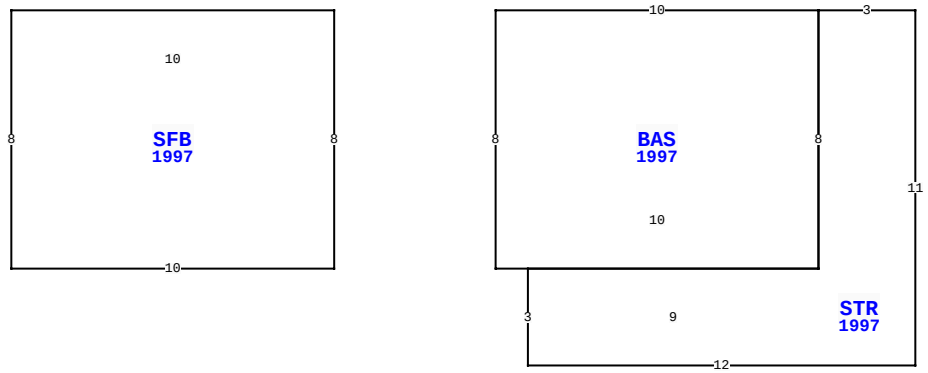
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 50 |
| Interior Wall | 07 | NONE 50 |
| Interior Floo | 02 | MIN PLYWD 50 |
| Interior Floo | 03 | CONC FINSH 50 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 2 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 8600 | COUNTY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 80 | 100 | 80 | 3,776 |
| SFB | 80 | 80 | 64 | 3,020 |
| STR | 60 | 10 | 6 | 283 |
| TOTALS | 220 | | 150 | 7,079 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 04 | 150 | 48.1950 | 53.86 | 8,079 | 1997 | 1997 | 0 | 0 | 0 | 12.38 | 87.62 |

4 CLUB HOUSE – 0% - 0 Heated Area: 144 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P993267 | NEW BATH | 0 | 02/01/1999 |
| 94-0946 | NEW CONSTR | 12,515 | 02/01/1994 |
| 5414 | NEW CONSTR | 4,000 | 10/05/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1997] E10 S8 W10 N8$ PTR= E15 BAS=[YR=1997] E10
STR=[YR=1997] E3 S11 W12 N3 E9 N8$ S8 W10 N8$ W15$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 32 | 0812 | CONCRETE C | 0 | 0 | 76 | 26 | 1,976.00 | SF | 3.60 | 3.60 | 100 | 1997 | 1997 | 3 | 75 | 5,335 | |
| 33 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 631.00 | SF | 4.68 | 4.68 | 100 | 1997 | 1997 | 3 | 75 | 2,215 | |
| 34 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 7,280.00 | SF | 1.80 | 1.80 | 100 | 1997 | 1997 | 3 | 50 | 6,552 | |
| 35 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,752.00 | SF | 3.60 | 3.60 | 100 | 1997 | 1997 | 3 | 75 | 4,730 | |
| 36 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 8 | 128.00 | SF | 27.00 | 27.00 | 100 | 1997 | 1997 | 3 | 20 | 691 | |
| 37 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 374.00 | SF | 5.85 | 5.85 | 100 | 1997 | 1997 | 3 | 75 | 1,641 | |
| 38 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 64.00 | LF | 18.00 | 18.00 | 100 | 1997 | 1997 | 3 | 45 | 518 | |
| 39 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 3.00 | UT | 270.00 | 270.00 | 100 | 1997 | 1997 | 3 | 45 | 365 | |
| 40 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 8.00 | LF | 14.04 | 14.04 | 100 | 1997 | 1997 | 3 | 45 | 51 | |
| 41 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 558.00 | LF | 17.00 | 17.00 | 100 | 1997 | 1997 | 3 | 45 | 4,269 | |

TOTAL OB/XF 26,367

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

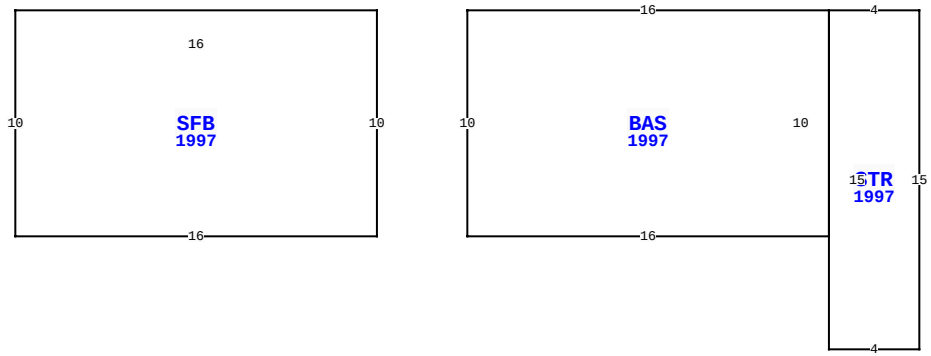
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 50 |
| Interior Wall | 07 | NONE 50 |
| Interior Floo | 02 | MIN PLYWD 50 |
| Interior Floo | 03 | CONC FINSH 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 2 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 8600 | COUNTY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 160 | 100 | 160 | 7,551 |
| SFB | 160 | 80 | 128 | 6,041 |
| STR | 60 | 10 | 6 | 283 |
| TOTALS | 380 | | 294 | 13,875 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 04 | 294 | 48.1950 | 53.86 | 15,835 | 1997 | 1997 | 0 | 0 | 0 | 12.38 | 87.62 |

5 CLUB HOUSE – 0% - 0 Heated Area: 288 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE |
| XF DATE | 01/12/2021 | KK | LAND DATE 01/12/2021 KK |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1997] E16 S10 W16 N10$ PTR= E20 BAS=[YR=1997] E16
STR=[YR=1997] E4 S15 W4 N15$ S10 W16 N10$ W20$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 42 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 43 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 12.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 108 | |
| 44 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 104.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 730 | |
| 45 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 8 | 128.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 768 | |
| 46 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 15.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 135 | |
| 47 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 48 | 2520 | FIELD LGHT | 0 | 0 | 0 | 0 | 4.00 | UT | 99,000.00 | 99,000.00 | 100 | 1997 | 1997 | 3 | 20 | 79,200 | |
| 49 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 27.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 243 | |
| 50 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 135 | |
| 51 | 0940 | SHEDS/PORT | 0 | 0 | 22 | 6 | 132.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 792 | |

TOTAL OB/XF 82,651

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 13 | P-STRESS C 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 14 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

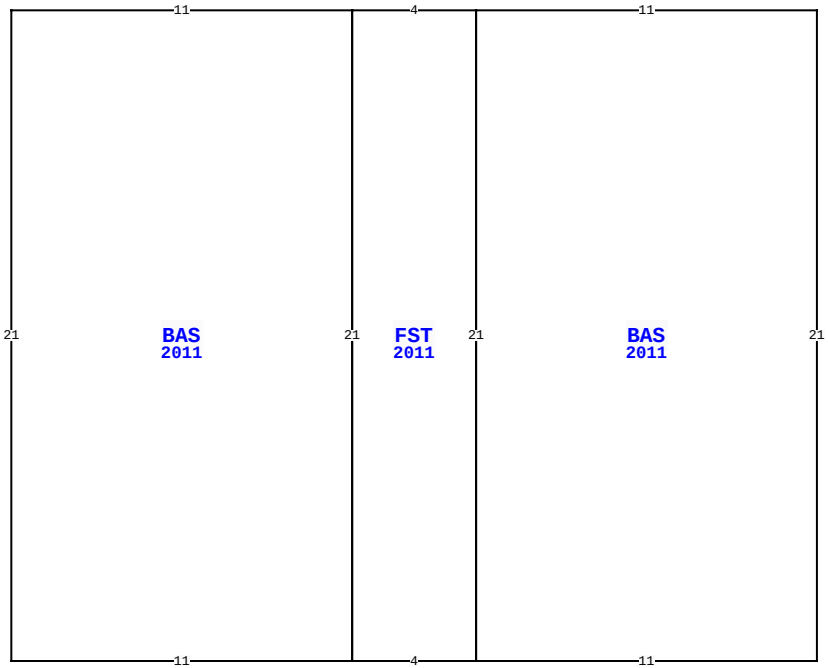
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 231 | 100 | 231 | 27,465 |
| BAS | 231 | 100 | 231 | 27,465 |
| FST | 84 | 50 | 42 | 4,994 |
| TOTALS | 546 | | 504 | 59,923 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3803 | 04 | 504 | 78.4350 | 137.85 | 69,476 | 2011 | 2011 | 0 | 0 | 0 | 13.75 | 86.25 |

7 RSTRM BLDG – 0% - 0 Heated Area: 462 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W11 FST=[YR=2011] W4 BAS=[YR=2011] W11 S21 E11 N21$ S21 E4 N21$ S21 E11 N21$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 52 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 6 | 96.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 576 | |
| 53 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 30.00 | LF | 10.65 | 10.65 | 100 | 1997 | 1997 | 3 | 45 | 144 | |
| 54 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 298.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 2,682 | |
| 55 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 56 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 310.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 1,511 | |
| 57 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 98.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 688 | |
| 58 | 0940 | SHEDS/PORT | 0 | 0 | 30 | 6 | 180.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 1,080 | |
| 59 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 344.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 1,677 | |
| 60 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 875.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 75 | 3,413 | |
| 61 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 63.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 567 | |

TOTAL OB/XF 12,608

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

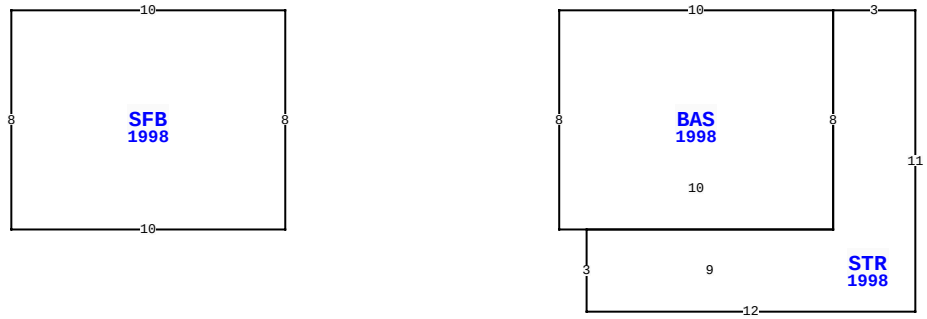
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 8600 | COUNTY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 80 | 100 | 80 | 4,057 |
| SFB | 80 | 80 | 64 | 3,245 |
| STR | 60 | 10 | 6 | 304 |
| TOTALS | 220 | | 150 | 7,607 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 04 | 150 | 51.5025 | 57.55 | 8,632 | 1998 | 1998 | 0 | 0 | 0 | 11.88 | 88.12 |

8 CLUB HOUSE – 0% - 0 Heated Area: 144 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=1998] W10 S8 E10 N8$ PTR= E10 BAS=[YR=1998] E10
STR=[YR=1998] E3 S11 W12 N3 E9 N8$ S8 W10 N8$ W10$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 62 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 9.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 63 | |
| 63 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 135 | |
| 64 | 0940 | SHEDS/PORT | 0 | 0 | 17 | 6 | 102.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 612 | |
| 65 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 55.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 495 | |
| 66 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 12.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 84 | |
| 67 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 19.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 171 | |
| 68 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 135 | |
| 69 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 466.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 4,194 | |
| 70 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 71 | 0940 | SHEDS/PORT | 0 | 0 | 18 | 8 | 144.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 864 | |

TOTAL OB/XF 7,023

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 13 | P-STRESS C 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 10 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

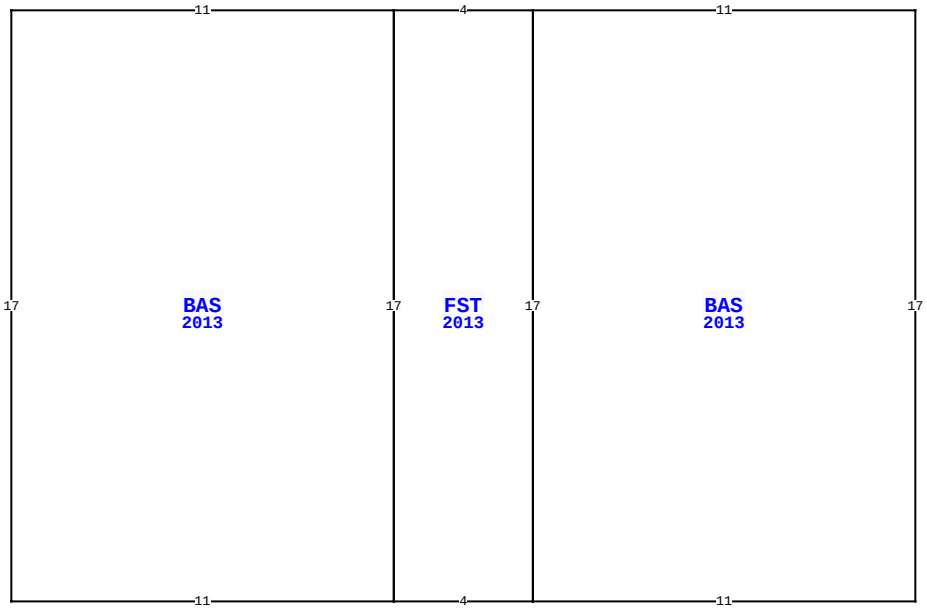
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 187 | 100 | 187 | 22,878 |
| BAS | 187 | 100 | 187 | 22,878 |
| FST | 68 | 50 | 34 | 4,160 |
| TOTALS | 442 | | 408 | 49,916 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3803 | 04 | 408 | 78.4350 | 137.85 | 56,243 | 2013 | 2013 | 0 | 0 | 0 | 11.25 | 88.75 |

10 RSTRM BLDG – 0% - 0 Heated Area: 374 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W11 FST=[YR=2013] W4 BAS=[YR=2013] W11 S17 E11 N17$ S17 E4 N17$ S17 E11 N17$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 72 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 175.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 853 | |
| 73 | 0810 | CONCRETE A | 0 | 0 | 20 | 10 | 200.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 975 | |
| 74 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 8.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 72 | |
| 75 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 61.00 | LF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 45 | 412 | |
| 76 | 0940 | SHEDS/PORT | 0 | 0 | 18 | 8 | 144.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 864 | |
| 77 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 61.00 | LF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 45 | 412 | |
| 78 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 9.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 81 | |
| 79 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 80 | 0810 | CONCRETE A | 0 | 0 | 38 | 10 | 380.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 1,853 | |
| 81 | 0810 | CONCRETE A | 0 | 0 | 40 | 5 | 200.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 975 | |

TOTAL OB/XF 6,767

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

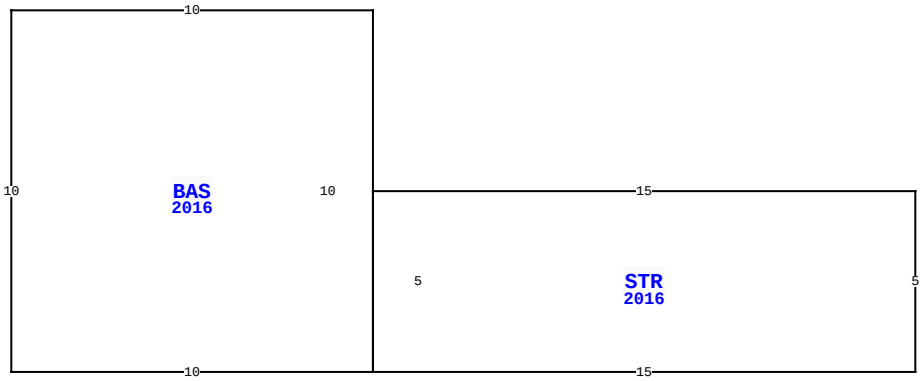
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 100 | 100 | 100 | 5,532 |
| STR | 75 | 10 | 8 | 443 |
| TOTALS | 175 | | 108 | 5,975 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 04 | 108 | 50.7780 | 56.74 | 6,128 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

11 CLUB HOUSE – 0% - 0 Heated Area: 100 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 9 of 16 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W10 S10 E10 STR=[YR=2016] E15 N5 W15 S5$ N10$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 82 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 88.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 618 | |
| 83 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 14.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 126 | |
| 84 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 487.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 4,383 | |
| 85 | 2520 | FIELD LGHT | 0 | 0 | 0 | 0 | 4.00 | UT | 72,000.00 | 72,000.00 | 100 | 1997 | 1997 | 3 | 20 | 57,600 | |
| 86 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 7 | 140.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 840 | |
| 87 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 7 | 140.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 840 | |
| 88 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 67.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 603 | |
| 89 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 9.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 63 | |
| 90 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 135 | |
| 91 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 67.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 603 | |

TOTAL OB/XF 65,811

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

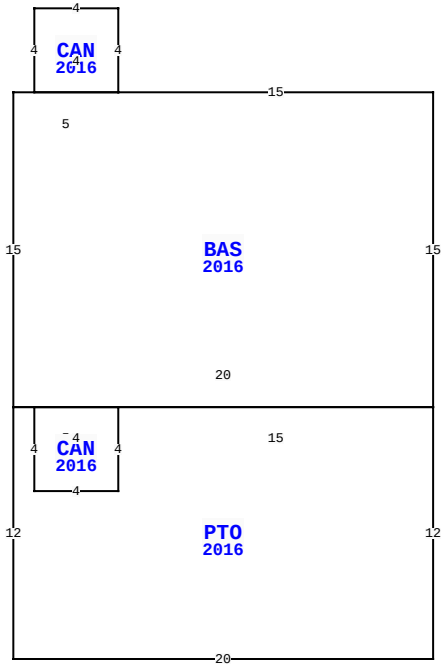
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 300 | 100 | 300 | 20,832 |
| CAN | 16 | 30 | 5 | 347 |
| CAN | 16 | 30 | 5 | 347 |
| PTO | 240 | 5 | 12 | 834 |
| TOTALS | 572 | | 322 | 22,360 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1103 | 04 | 322 | 79.8000 | 71.22 | 22,933 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

12 CONCESSION – 0% - 0 Heated Area: 300 HX Base Yr




86142 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W15 CAN=[YR=2016] N4 W4 S4 E4$ W5 S15
PTO=[YR=2016] S12 E20 N12 W15 CAN=[YR=2016] S4 W4 N4 E4$
W5$ E20 N15$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 92 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 10.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 70 | |
| 93 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 135 | |
| 94 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 100.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 702 | |
| 95 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 34.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 306 | |
| 96 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 463.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 4,167 | |
| 97 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 132.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 927 | |
| 98 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 99 | 2520 | FIELD LGHT | 0 | 0 | 0 | 0 | 2.00 | UT | 99,000.00 | 99,000.00 | 100 | 1997 | 1997 | 3 | 20 | 39,600 | |
| 100 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 13.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 117 | |
| 101 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |

TOTAL OB/XF 46,564

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 29.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 261 | |
| 103 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 270 | |
| 104 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 4,663.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 13,989 | |
| 105 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 1996 | 1996 | 3 | 20 | 160 | |
| 106 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 3.00 | UT | 400.00 | 400.00 | 100 | 1995 | 1995 | 3 | 20 | 240 | |
| 108 | 0967 | SPORTS FLR | 0 | 0 | 90 | 60 | 5,400.00 | SF | 5.75 | 5.75 | 100 | 2000 | 2000 | 3 | 20 | 6,210 | |
| 109 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 256.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 1,548 | |
| 110 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 3.00 | UT | 450.00 | 450.00 | 100 | 2011 | 2011 | 3 | 83 | 1,121 | |
| 111 | 0810 | CONCRETE A | 0 | 0 | 16 | 8 | 128.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 774 | |
| 112 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 100.00 | LF | 20.00 | 20.00 | 100 | 2011 | 2011 | 3 | 83 | 1,660 | |

TOTAL OB/XF 26,233

## BUILDING DIMENSIONS

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY

PAGE 12 of 16 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 113 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 35.00 | SF | 162.50 | 162.50 | 100 | 2011 | 2011 | 3 | 68 | 3,868 | |
| 114 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 27.00 | SF | 143.00 | 143.00 | 100 | 2011 | 2011 | 3 | 68 | 2,625 | |
| 115 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,205.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 6,615 | |
| 116 | 2520 | FIELD LGHT | 0 | 0 | 0 | 0 | 4.00 | UT | 22,500.00 | 22,500.00 | 100 | 1997 | 1997 | 3 | 20 | 18,000 | |
| 117 | 0810 | CONCRETE A | 0 | 0 | 6 | 6 | 36.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 176 | |
| 118 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 6.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 810 | |
| 119 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 667.00 | LF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 45 | 4,502 | |
| 120 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 181.00 | LF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 45 | 1,222 | |
| 121 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 654.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 5,886 | |
| 122 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,620.00 | SF | 12.80 | 12.80 | 100 | 1997 | 1997 | 3 | 75 | 15,552 | |

TOTAL OB/XF 59,256

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 123 | 0811 | CONCRETE B | 0 | 0 | 58 | 15 | 870.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 75 | 3,393 | |
| 124 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 6 | 120.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 720 | |
| 125 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 6 | 120.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 720 | |
| 126 | 2520 | FIELD LGHT | 0 | 0 | 0 | 0 | 6.00 | UT | 22,500.00 | 22,500.00 | 100 | 1997 | 1997 | 3 | 20 | 27,000 | |
| 127 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 5.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 45 | 675 | |
| 128 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 158.00 | LF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 45 | 1,067 | |
| 129 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 730.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 6,570 | |
| 130 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 204.00 | LF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 45 | 1,377 | |
| 131 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 587.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 5,283 | |
| 132 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 42.00 | LF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 45 | 378 | |

TOTAL OB/XF 47,183

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 133 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 21.00 | LF | 10.65 | 10.65 | 100 | 1997 | 1997 | 3 | 45 | 101 | |
| 134 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 149.00 | LF | 15.60 | 15.60 | 100 | 1997 | 1997 | 3 | 45 | 1,046 | |
| 135 | 0427 | CL FNC 10' | 0 | 0 | 0 | 0 | 85.00 | LF | 13.51 | 13.51 | 100 | 1997 | 1997 | 3 | 45 | 517 | |
| 136 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 85.00 | LF | 10.65 | 10.65 | 100 | 1997 | 1997 | 3 | 45 | 407 | |
| 137 | 0810 | CONCRETE A | 0 | 0 | 24 | 8 | 192.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 998 | |
| 138 | 0819 | CONC 12" | 0 | 0 | 41 | 24 | 984.00 | SF | 9.50 | 9.50 | 100 | 2000 | 2000 | 3 | 80 | 7,478 | |
| 139 | 0810 | CONCRETE A | 0 | 0 | 24 | 8 | 192.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 998 | |
| 140 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,764.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 96 | 6,774 | |
| 141 | 0812 | CONCRETE C | 0 | 0 | 873 | 5 | 4,365.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 96 | 16,762 | |
| 142 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 584.00 | LF | 20.00 | 20.00 | 100 | 2015 | 2015 | 3 | 90 | 10,512 | |

TOTAL OB/XF 45,593

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE | |
| XF DATE | 01/12/2021 | KK | LAND DATE | 01/12/2021 KK |
| INC DATE | | | AG DATE | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 143 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 867.00 | LF | 20.00 | 20.00 | 100 | 2004 | 2004 | 3 | 66 | 11,444 | |
| 144 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2004 | 2004 | 3 | 66 | 396 | |
| 145 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,660.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 86 | 9,150 | |
| 146 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 100.00 | LF | 15.60 | 15.60 | 100 | 2004 | 2004 | 3 | 66 | 1,030 | |
| 147 | 0425 | CL FNC 8' | 0 | 0 | 0 | 0 | 6.00 | LF | 10.65 | 10.65 | 100 | 2004 | 2004 | 3 | 66 | 42 | |
| 148 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 586.00 | LF | 20.00 | 20.00 | 100 | 2004 | 2004 | 3 | 66 | 7,735 | |
| 149 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2004 | 2004 | 3 | 66 | 396 | |
| 150 | 0680 | POLE SHED | 0 | 0 | 0 | 0 | 248.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 29 | 719 | |
| 151 | 0680 | POLE SHED | 0 | 0 | 0 | 0 | 248.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 29 | 719 | |
| 152 | 2520 | FIELD LGHT | 0 | 0 | 0 | 0 | 8.00 | UT | 22,500.00 | 22,500.00 | 100 | 2002 | 2002 | 3 | 21 | 37,800 | |

TOTAL OB/XF 69,431

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**50-3N-27-4720-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 01/12/2021 | KK | LGL DATE |
| XF DATE | 01/12/2021 | KK | LAND DATE 01/12/2021 KK |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY

PAGE 16 of 16 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 878,320 |
| TOTAL MARKET OB/XF VALUE | | 614,249 |
| TOTAL LAND VALUE - MARKET | | 1,031,500 |
| TOTAL MARKET VALUE | | 2,524,069 |
| SOH/AGL Deduction | | 352,918 |
| ASSESSED VALUE | | 2,171,151 |
| TOTAL EXEMPTION VALUE | 03 | 2,171,151 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,524,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,121,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0947/1480 | 8/24/2000 | WD | U | I | 03 | 158,000 |
| GRANTOR: HOLLAND BOBBY B | | | | | | |
| GRANTEE: NASSAU COUNTY BOARD | | | | | | |
| 0139/0376 | 1/12/1973 | SW | U | I | 03 | 100 |
| GRANTOR: ITT RAYONIER INCORPOR | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 153 | 0810 | CONCRETE A | 0 | 0 | 30 | 4 | 120.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 95 | 741 | |
| 154 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2013 | 2013 | 3 | 87 | 392 | |
| 155 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 350.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 96 | 2,184 | |
| 156 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,120.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 96 | 11,981 | |
| 157 | 0510 | GARAGE WD- | 0 | 0 | 30 | 12 | 360.00 | SF | 35.00 | 35.00 | 100 | 2017 | 2017 | 3 | 87 | 10,962 | |
| 158 | 1242 | WD DECK A | 0 | 0 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 82 | 525 | |
| 159 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 16.00 | SF | 65.00 | 65.00 | 100 | 2020 | 2020 | 3 | 95 | 988 | |
| 160 | 0940 | SHEDS/PORT | 0 | 0 | 15 | 15 | 225.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 24 | 1,620 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,393

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/12/2021 BY KK Total Acres: 20.63 Total Land Value: 1,031,500 Market: 0 Agricultural: 0 Common: 1,031,500 PRINTED 08/02/2023 BY SYS