



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	25	MOD METAL 100	7101	04	6,085	97.5660	164.15	998,853	2022	2022	0	0	0.00	100.00	STANDARD																														
Roof Structur	10	STEEL FRME 100	1 CHURCH - 0% - 2023													Heated Area: 6000										HX Base Yr																			
Roof Cover	12	MODULAR MT 100														VALUATION BY										Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										998,853																			
Interior Floo	03	CONC FINSH 100														TOTAL MARKET OB/XF VALUE										81,430																			
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET										660,000																			
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										1,740,283																			
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										0																			
Fixtures	15	100														ASSESSED VALUE										1,740,283																			
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE										02 1,740,283																			
Story Height	14	100														BASE TAXABLE VALUE										0																			
RMS	10	100														TOTAL JUST VALUE										1,740,283																			
Stories	1.	1. 100	NCON VALUE										1,080,283																																
Units	0	100	INCOME VALUE																																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										495,000																																
Quality			03	Quality Level 03																																									
DOR CODE			7100 CHURCHES																																										
MAP NUM			MKT AREA 04																																										
NEIGHBORHOOD/LOC			4031.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	6,000	100	6,000	984,900																																									
CAN	50	30	15	2,462																																									
CAN	234	30	70	11,491																																									
TOTALS			6,284	6,085	998,853																																								
EXTRA FEATURES			86618 PAGES DAIRY RD, YULEE																																										
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	0811	CONCRETE B	0	0	0	0	1,583.00	SF	5.20	5.20	100	2022	2022	3	100	8,232																													
2	0803	ASPHALT C	0	0	0	0	24,418.00	SF	2.00	2.00	100	2022	2022	3	100	48,836																													
3	0402	CONC BUMPE	0	0	0	0	49.00	UT	25.00	25.00	100	2022	2022	3	100	1,225																													
4	0400	CONC CURB	0	0	0	0	853.00	LF	15.00	15.00	100	2022	2022	3	100	12,795																													
5	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2022	2022	3	100	1,152																													
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600																													
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2022	2022	3	100	7,590																													
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2022	2022	3	100	1,000																													
TOTAL OB/XF 81,430																																													
LAND DESCRIPTION																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	007100	C	CHURCH	0		OR	0.00	0.00	8.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	660,000																												
REVIEW DATE 11/21/2022 BY HS Total Acres: 8.25 Total Land Value: 660,000 Market: 0 Agricultural: 0 Common: 660,000 PRINTED 08/02/2023 BY SYS																																													