



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	AP	NORM	% COND	PAGE 1 of 1														
Exterior Wall	15	CONC BLOCK 100	1701	04	5,520	112.2615	159.41	879,943	2009	2009	0	0	5	9.00	86.00	VALUATION SUMMARY														
Roof Structur	04	WOOD TRUSS 100	6 OFFICE 1&2 - 0% - 0													Heated Area: 5380														
Roof Cover	03	COMP SHNGL 100	HX Base Yr																											
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 100																												
Ceiling	02	F.NOT SUS 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	18	100																												
Frame	03	MASONRY 100																												
Story Height	10	100																												
RMS	28	100																												
Stories	1.	1. 100																												
Units	0	100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			1700	OFFICE BUILDINGS																										
MAP NUM			MKT AREA													04														
NEIGHBORHOOD/LOC			4051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,810	100	2,810	385,230																										
BAS	2,570	100	2,570	352,328																										
CAN	455	30	136	18,645																										
DCK	18	10	2	274																										
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TOTALS			5,871	5,520	756,751																									
EXTRA FEATURES					86056 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	0803	ASPHALT C	0	0	0	0	8,975.00	SF	2.00	2.00	100	2009	2009	3	66	11,847														
2	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20	5.20	100	2009	2009	3	91	3,767														
3	0400	CONC CURB	0	0	0	0	351.00	LF	15.00	15.00	100	2009	2009	3	94	4,949														
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2009	2009	3	78	3,947														
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2009	2009	3	78	780														
7	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2009	2009	3	94	24														
8	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2009	2009	3	100	300														
TOTAL OB/XF 25,614																														
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	001700	C	1STORY OFF	0		CG	0.00	0.00	25,840.00	SF		1.00	1.00	0.50	3.00	1.50	38,760													
REVIEW DATE 09/02/2020 BY KK Total Acres: 0.00 Total Land Value: 38,760 Market: 0 Agricultural: 0 Common: 38,760 PRINTED 08/02/2023 BY SYS																														

VALUATION BY: STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE: 756,751

TOTAL MARKET OB/XF VALUE: 25,614

TOTAL LAND VALUE - MARKET: 38,760

TOTAL MARKET VALUE: 821,125

SOH/AGL Deduction: 252,681

ASSESSED VALUE: 568,444

TOTAL EXEMPTION VALUE: 0

BASE TAXABLE VALUE: 568,444

TOTAL JUST VALUE: 821,125

NCON VALUE: 0

INCOME VALUE: 0

PREVIOUS YEAR MKT VALUE: 547,969

PERMIT NUM: C23114 DESCRIPTION: CO ISSUED AMT: 0 ISSUED: 02/19/2010

B0923114 NEW CONSTR 0 12/01/2009

E22319 ELEC OTHER 0 12/01/2009

M14974 H/AC 0 12/01/2009

P14075 OTHER 0 12/01/2009

M14582 MECH OTHER 0 06/01/2009

SALES DATA

OFF RECORD Number: 1562/0398 DATE: 4/21/2008 TYPE INST: WD Q V I RSN CD: SALE PRICE: 141,000

GRANTOR: MARGARET INC

GRANTEE: JASMINE PROPERTIES

1169/0866 9/09/2003 WD U I 19 45,000

GRANTOR: BENNETT JOAN

GRANTEE: MARGARET INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W41 DCK=[YR=2009] N6 W3 S6 E3\$ W14

BAS=[YR=2010] W12 DCK=[YR=2009] N6 W3 S6 E3\$ W24 S30 W11

S10 W4 S20 CAN=[YR=2009] S5 E91 N5 W91\$ E51 N60\$ S60 E40 N30

E11 N10 E4 N20\$.