

MEAD JOHN H
PO BOX 935
YULEE, FL 32041

51-3N-27-0000-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																											
Exterior Wall	25	MOD METAL 90								1602	04	4,560	79.9680	87.76	400,186	1987		0	10	42.88	47.12	VALUATION BY								STANDARD																			
Exterior Wall	28	GLASS THRM 10								1 NBHD SHOP - 0% - 0										Heated Area: 4476										HX Base Yr																			
Roof Structure	01	FLAT 100																												Tax Group: 4										Tax Dist:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										227,428									
Interior Wall	02	WALL BD/WD 100																												TOTAL MARKET OB/XF VALUE										30,600									
Interior Floor	07	CORK/VTILE 70																												TOTAL LAND VALUE - MARKET										224,115									
Interior Floor	14	CARPET 30																												TOTAL MARKET VALUE										482,143									
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										157,477									
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										324,666									
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0									
Fixtures	04	4 100																												BASE TAXABLE VALUE										324,666									
Frame	05	STEEL 100																												TOTAL JUST VALUE										482,143									
Story Height		12 100																		NCON VALUE										0																			
RMS		4 100																		INCOME VALUE										2,609,661																			
Stories	1.	1. 100																		PREVIOUS YEAR MKT VALUE										323,212																			
Units		0 100																																															
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	1600	COMMUNITY SHOPPING																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	4051.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	540	100	540	22,330																																													
BAS	1,680	100	1,680	69,472																																													
CAN	280	30	84	3,474																																													
SFB	900	80	720	29,774																																													
SFB	1,920	80	1,536	63,517																																													
TOTALS	5,320		4,560	188,568																																													
EXTRA FEATURES					850891 US HWY 17, YULEE										BLD DATE 12/30/2021										KK										LGL DATE														
															XF DATE 12/30/2021										KK										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	0803	ASPHALT C	0	0	0	0	15,814.00	SF	2.00	2.00	100	1980	1980	3	50	15,814																																	
2	0400	CONC CURB	0	0	0	0	172.00	LF	15.00	15.00	100	1980	1980	3	49	1,264																																	
3	0811	CONCRETE B	0	0	26	18	468.00	SF	5.20	5.20	100	1980	1980	3	35	852																																	
6	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1987	1987	3	20	160																																	
7	0940	SHEDS/PORT	0	0	24	12	288.00	SF	19.50	19.50	100	2005	2005	3	27	1,516																																	
8	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1990	1990	3	29	1,467																																	
9	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2006	2006	3	91	91																																	
10	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	1987	1987	3	54.5	496																																	
11	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1987	1987	3	54.5	425																																	
12	0810	CONCRETE A	0	0	30	10	300.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,063																																	
LAND DESCRIPTION										TOTAL OB/XF										23,148																													
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	001610	C	SH CTR NHD	0		CI	0.00	0.00	44,823.00	SF		1.00	1.00	1.00	5.00	5.00	224,115																																

MEAD JOHN H
PO BOX 935
YULEE, FL 32041

51-3N-27-0000-0026-0000

[illegible]