



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									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 237,640 TOTAL MARKET VALUE 237,640 SOH/AGL Deduction 128,913 ASSESSED VALUE 108,727 TOTAL EXEMPTION VALUE 05 108,727 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 237,640 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 163,377									
DOR CODE 8000 VAC GOVERNMENTAL															PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM															SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / V RSN CD SALE PRICE 1702/1557 10/05/2010 WD U V 18 100 GRANTOR: WILLIAMS CLYDE GARY E GRANTEE: STATE OF FLORIDA DE											
NEIGHBORHOOD/LOC 4053.00															BUILDING NOTES											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING DIMENSIONS											
TOTALS					WILLIAMS AV, YULEE																					
EXTRA FEATURES																										
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											
																LAND DESCRIPTION TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	008700	C	STATE	0		OR	0.00	0.00	4.57	AC		1.00	1.00	0.65	80,000.00	52,000.00	237,640									
REVIEW DATE 08/23/2022 BY HSA Total Acres: 4.57 Total Land Value: 237,640 Market: 0 Agricultural: 0 Common: 237,640 PRINTED 08/02/2023 BY SYS																										