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

2024

07-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

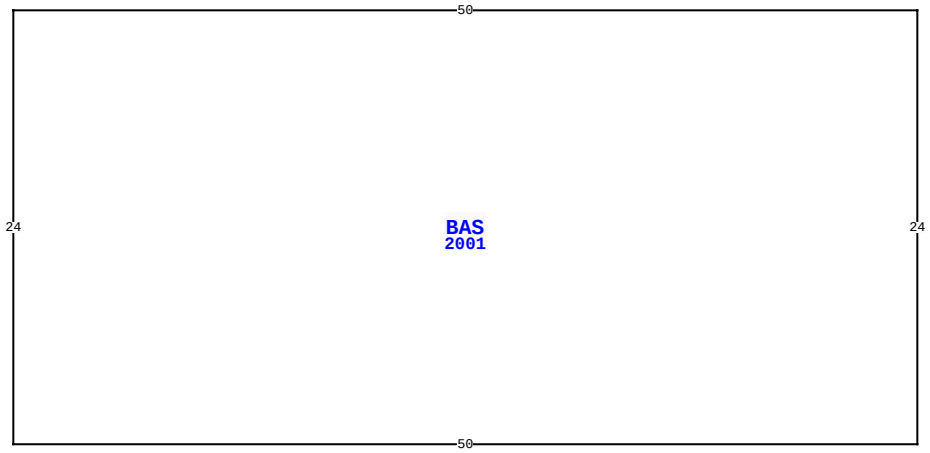
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	37,484
TOTALS	1,200		1,200	37,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,200	73.7100	60.07	72,084	2003	2003	0	0	0	48.00	52.00

1 MH OFFICE – 0% - 0 Heated Area: 1200 HX Base Yr



46026 LANDFILL RD, CALLAHAN

BLD DATE	12/31/2020	KK	LGL DATE	
XF DATE	12/31/2020	KK	LAND DATE	05/24/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		37,484
TOTAL MARKET OB/XF VALUE		74,382
TOTAL LAND VALUE - MARKET		242,760
TOTAL MARKET VALUE		354,626
SOH/AGL Deduction		112,233
ASSESSED VALUE		242,393
TOTAL EXEMPTION VALUE	03	242,393
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003990	DEMOLITION	1,500	03/27/2023
20006367	CARPORT	21,735	09/30/2020
19009527	CARPORT	17,388	12/06/2019
19009530	CARPORT	24,000	12/06/2019
17004012	CARPORT	9,471	05/05/2017
17003208	CARPORT	4,059	04/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0727	12/20/1989	WD	U	V	03	100

GRANTOR: SCHOOL BOARD OF NC
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W50S24E50N 24$.

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	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	1990	1990	3	68	391	
2	0443	STK FNC 6'	0	0	138	0	138.00	LF	10.00	10.00	100	1990	1990	3	20	276	
3	1093	T SCALE 50	0	0	0	0	1.00	UT	28,050.00	28,050.00	100	1987	1987	3	20	5,610	
4	1093	T SCALE 50	0	0	0	0	1.00	UT	28,050.00	28,050.00	100	1988	1988	3	20	5,610	
5	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	1991	1991	3	20	288	
6	0424	CL FNC 6'	0	0	0	0	135.00	LF	20.00	20.00	100	1987	1987	3	24	648	
7	0467	FNC GT 25'	0	0	0	0	24.00	UT	875.00	875.00	100	1987	1987	3	24	5,040	
8	0819	CONC 12"	0	0	0	0	2,445.00	SF	9.50	9.50	100	1987	1987	3	52	12,078	
9	0812	CONCRETE C	0	0	0	0	3,606.00	SF	4.00	4.00	100	1987	1987	3	52	7,500	
10	1241	WD DECK G	0	0	0	0	400.00	UT	11.50	11.50	100	2001	2001	3	29	1,334	

TOTAL OB/XF 38,775

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		GPU	0.00	0.00	17.34	AC		1.00	1.00	1.00	14,000.00	14,000.00	242,760							

REVIEW DATE 12/31/2020 BY KK Total Acres: 17.34 Total Land Value: 242,760 Market: 0 Agricultural: 0 Common: 242,760 PRINTED 08/06/2024 BY SYS

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96135 NASSAU PLACE STE 1
YULEE, FL 32097

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		37,484
TOTAL MARKET OB/XF VALUE		74,382
TOTAL LAND VALUE - MARKET		242,760
TOTAL MARKET VALUE		354,626
SOH/AGL Deduction		112,233
ASSESSED VALUE		242,393
TOTAL EXEMPTION VALUE	03	242,393
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428280	NEW CONSTR	995	02/01/2014
B1428183	CARPORT 228 SF	4,795	01/01/2014
E23921	CHNGE SRVC	0	10/01/2011
B23106	ADDITION	240,000	12/01/2009
E0922144	ELEC OTHER	2,880	10/01/2009
B22133	XFOB	4,879	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0586/0727	12/20/1989	WD	U	V	03	100

GRANTOR: SCHOOL BOARD OF NC
GRANTEE: BOARD OF COUNTY COM

BLD DATE	12/31/2020	KK	LGL DATE
XF DATE	12/31/2020	KK	LAND DATE 05/24/2023 MLU
INC DATE			AG DATE

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	1242	WD DECK A	0	0	0	0	49.00	SF	10.00	10.00	100	1975	1975	3	20	98	
12	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2007	2007	3	31	1,209	
13	0351	CARPORT MT	0	0	30	14	420.00	SF	10.00	10.00	100	2017	2017	3	78	3,276	
14	0351	CARPORT MT	0	0	15	12	180.00	SF	10.00	10.00	100	2010	2010	3	45	810	
15	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2010	2010	3	45	648	
16	1123	CB 8"	0	0	0	0	924.00	SF	6.15	6.15	100	2010	2010	3	91	5,171	
17	0819	CONC 12"	0	0	30	9	270.00	SF	9.50	9.50	100	2003	2003	3	83	2,129	
18	0350	CARPORT WD	0	0	20	8	160.00	SF	13.00	13.00	100	2010	2010	3	45	936	
19	0351	CARPORT MT	0	0	30	24	720.00	SF	10.00	10.00	100	2020	2020	3	90	6,480	
20	0351	CARPORT MT	0	0	60	20	1,200.00	SF	10.00	10.00	100	2020	2020	3	90	10,800	

TOTAL OB/XF 31,557

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

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REVIEW DATE 12/31/2020 BY KK Total Acres: 17.34 Total Land Value: 242,760 Market: 0 Agricultural: 0 Common: 242,760 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21267	REMODEL	750	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0727	12/20/1989	WD	U	V	03	100

GRANTOR: SCHOOL BOARD OF NC

GRANTEE: BOARD OF COUNTY COM

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
21	0351	CARPORT MT	0	0	30	15	450.00	SF	10.00	10.00	100	2020	2020	3	90	4,050	

TOTAL OB/XF 4,050

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

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