



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG. 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	09	PINE WOOD 100		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1,204	37,059
UEP	168	60	101	3,109
UOP	144	20	29	893
TOTALS	1,516		1,334	41,060

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,334	64.8000	61.56	82,121	1920	1920	0	0	0 50.00	50.00	
1 SINGLE FAM - 24% - 2022 Heated Area: 1204 HX Base Yr 2022												
67934 AMOS WHITE RD, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU												

NASSAU COUNTY PROPERTY					PAGE 1 of 2		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				183,534			
TOTAL MARKET OB/XF VALUE				13,960			
TOTAL LAND VALUE - MARKET				144,000			
TOTAL MARKET VALUE				341,494			
SOH/AGL Deduction				3,107			
ASSESSED VALUE				338,387			
TOTAL EXEMPTION VALUE				HA HAB WX 55,000			
BASE TAXABLE VALUE				283,387			
TOTAL JUST VALUE				341,494			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				338,252			

REVIEW DATE 08/02/2022 BY KBA Total Acres: 9.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/06/2024 BY SYS