

TRACT G
OPEN SPACE/BUFFER
NASSAU STATION OR 2425/1321

NASSAU STATION OWNERS ASSOCIATION INC
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2024

08-2N-27-0215-000G-0000



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 STANDARD																					
					Tax Group: 4										Tax Dist:																					
					BUILDING MARKET VALUE										0																					
					TOTAL MARKET OB/XF VALUE										0																					
					TOTAL LAND VALUE - MARKET										100																					
					TOTAL MARKET VALUE										100																					
					SOH/AGL Deduction										0																					
					ASSESSED VALUE										100																					
					TOTAL EXEMPTION VALUE										0																					
					BASE TAXABLE VALUE										100																					
DOR CODE					0005					COMMON S/D LANDS																										
MAP NUM										MKT AREA					04																					
NEIGHBORHOOD/LOC					4093.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					NASSAU STATION WAY, 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																					
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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																			
REVIEW DATE 02/26/2021										BY HG		Total Acres: 0.00		Total Land Value: 100		Market: 0		Agricultural: 0		Common: 100		PRINTED 08/06/2024 BY SYS														