



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 15,000 TOTAL MARKET VALUE 15,000 SOH/AGL Deduction 0 ASSESSED VALUE 15,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,000 TOTAL JUST VALUE 15,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I / CD PRICE											
MAP NUM		MKT AREA 05																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		5020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										76085 ESTUARY 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	000000	C	VAC RES	0		PUD			1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000														
REVIEW DATE		07/23/2024		BY	DC	Total Acres: 0.00		Total Land Value: 15,000		Market: 0		Agricultural: 0		Common: 15,000		PRINTED 08/06/2024 BY SYS															