

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																			
ELEMENT		CD	MOD METAL 100		2803	06	1,888	114.3072	50.01	94,419	1989	2000	0	0	0	28.75	71.25	VALUATION BY					STANDARD																
Exterior Wall		25	STEEL FRME 100		2 AIR HANGAR - 0% - 2024										Heated Area: 1760					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Structur		10	MODULAR MT 100		AOF 2014 BAS 1993															BUILDING MARKET VALUE					128,846														
Roof Cover		12	CONC FINSH 100																	TOTAL MARKET OB/XF VALUE					3,349														
Interior Wall		07	NONE 100																	TOTAL LAND VALUE - MARKET					146,340														
Interior Floo		03	NONE 100																	TOTAL MARKET VALUE					278,535														
Ceiling		04	NONE 100																	SOH/AGL Deduction					0														
Air Condition		01	NONE 100																	ASSESSED VALUE					278,535														
Heating Type		01	NONE 100																	TOTAL EXEMPTION VALUE					0														
Plumbing		0	100																	BASE TAXABLE VALUE					278,535														
Frame		05	STEEL 100																	TOTAL JUST VALUE					278,535														
Story Height		12	100																	NCON VALUE					0														
RMS		1	100																	INCOME VALUE																			
Stories		1.100																		PREVIOUS YEAR MKT VALUE					162,103														
Class		.100																																					
Units		0100																																					
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		4800	WAREHOUSE-STORAGE																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF		150	185	278	9,906																																		
BAS		1,610	100	1,610	57,368																																		
TOTALS		1,760		1,888	67,274																																		
EXTRA FEATURES										96258 CESSNA DR, YULEE																													
BLD DATE		05/03/2024		REA		LGL DATE		07/20/2020		KK																													
XF DATE		07/20/2020		KK		LAND DATE																																	
INC DATE						AG DATE																																	
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																							