

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

29-2N-25-3120-0087-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	19	COMMON BRK 80								8901	04	3,277	90.6984	155.55		509,737	1975	1985		0		0	19.00	81.00	VALUATION BY																						
Exterior Wall	15	CONC BLOCK 20								1 GOVT BLDG - 0% - 0										Heated Area: 3194										HX Base Yr										STANDARD							
Roof Structur	09	RIDGE FRME 100																												Tax Group: 1								Tax Dist:									
Roof Cover	04	BUILT-UP 100																												BUILDING MARKET VALUE								815,715									
Interior Wall	01	MINIMUM 90																												TOTAL MARKET OB/XF VALUE								39,246									
Interior Wall	05	DRYWALL 10																												TOTAL LAND VALUE - MARKET								225,780									
Interior Floo	07	CORK/VTILE 90																												TOTAL MARKET VALUE								1,080,741									
Interior Floo	14	CARPET 10																												SOH/AGL Deduction								253,786									
Ceiling	01	FIN.SUSPD 100																												ASSESSED VALUE								826,955									
Air Condition	03	CENTRAL 100																												TOTAL EXEMPTION VALUE								03 826,955									
Heating Type	04	AIR DUCTED 100																												BASE TAXABLE VALUE								0									
Fixtures		11 100																												TOTAL JUST VALUE								1,080,741									
Frame	03	MASONRY 100																												NCON VALUE								0									
Story Height		10 100																												INCOME VALUE																	
RMS		11 100																												PREVIOUS YEAR MKT VALUE								1,101,553									
Stories	1.	1. 100																																													
Units		0 100																																													
BUD8 Adjustme	01	DIST CA 100																																													
Occupancy	00	ONE 190 Level 03																																													
DOR CODE	8600	COUNTY																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	7001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	2,952	100	2,952	371,939																																											
BAS	242	100	242	30,491																																											
FOP	42	30	13	1,638																																											
FOP	203	30	61	7,686																																											
FOP	30	30	9	1,134																																											
TOTALS				3,469		3,277		412,887																																							
EXTRA FEATURES				45401 MICKLER ST, CALLAHAN																																											
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																															
1	0803	ASPHALT C	0	0	0	0		28,502.00	SF 2.00	2.00	100	1992	1992	3	50	28,502																															
2	0812	CONCRETE C	0	0	0	0		1,199.00	SF 4.00	4.00	100	1975	1975	3	26	1,247																															
3	0972	ST LGHT UN	0	0	0	0		5.00	UT 2,530.00	2,530.00	100	1975	1975	3	20	2,530																															
4	1127	BRICK 8"	0	0	10	16		160.00	SF 11.00	11.00	100	1975	1975	3	66	1,162																															
5	0402	CONC BUMPE	0	0	0	0		44.00	UT 25.00	25.00	100	1980	1980	3	46.5	512																															
6	0803	ASPHALT C	0	0	0	0		2,514.00	SF 2.00	2.00	100	2003	2003	3	52	2,615																															
7	0810	CONCRETE A	0	0	0	0		448.00	SF 6.50	6.50	100	2003	2003	3	83	2,417																															
8	0402	CONC BUMPE	0	0	0	0		12.00	UT 25.00	25.00	100	2003	2003	3	87	261																															
TOTAL OB/XF																	39,246																														
LAND DESCRIPTION																	TOTAL OB/XF										39,246																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PBLC	0.00	0.00	75,260.00	SF		1.00	1.00	1.00	3.00	3.00	225,780																													

[illegible]