



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 6,737,912 TOTAL MARKET VALUE 6,737,912 SOH/AGL Deduction 0 ASSESSED VALUE 6,737,912 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,737,912 TOTAL JUST VALUE 6,737,912 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 300,348											
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		MKT AREA 04																		E18361		ELEC OTHER		0		11/01/2006					
NEIGHBORHOOD/LOC		4002.00																		SALES DATA											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / CD		RSN		SALE PRICE	
																				2666/177		9/08/2023		SW U		V V		16		2,667,200	
																				GRANTOR: GLD 28 CHESTER LLC											
																				GRANTEE: DJG 28 CHESTER LLC											
																				2666/174		9/08/2023		SW U		V V		16		5,332,800	
																				GRANTOR: DPD 28 CHESTER LLC											
																				GRANTEE: DJG 28 CHESTER LLC											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES										96067 CHESTER RD, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 11/17/2023 DC											
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	BUILDING DIMENSIONS														
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001000	C	COMMERCIAL	0		IW	0.00	0.00	809,340.00	SF		1.00	1.00	0.45	18.50	8.33	6,737,756														
2	009606	C	CONSERVATION	0		IW			6.23	AC		1.00	1.00	1.00	25.00	25.00	156														
REVIEW DATE 11/17/2023 BY DC Total Acres: 24.81 Total Land Value: 6,737,912 Market: 0 Agricultural: 0 Common: 6,737,912 PRINTED 08/06/2024 BY SYS																															