



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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					28,289						
																							TOTAL LAND VALUE - MARKET					444,300						
																							TOTAL MARKET VALUE					472,589						
																							SOH/AGL Deduction					129,176						
																							ASSESSED VALUE					343,413						
																							TOTAL EXEMPTION VALUE					0						
																							BASE TAXABLE VALUE					343,413						
																							TOTAL JUST VALUE					472,589						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					473,195						
DOR CODE		1001	V C W/XFOB																															
MAP NUM								MKT AREA										04																
NEIGHBORHOOD/LOC		4058.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES							SR 200, 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																	
1	0803	ASPHALT C	0	0	0	0	11,314.00	SF	2.00	2.00	100	2016	2016	3	78	17,650																		
2	0400	CONC CURB	0	0	0	0	477.00	LF	15.00	15.00	100	2016	2016	3	97	6,940																		
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2016	2016	3	90	2,799																		
4	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2016	2016	3	90	900																		
LAND DESCRIPTION										TOTAL OB/XF										28,289														
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	001001	C	V CM/XFOBT		0	0004	IW	0.00	0.00	22,215.00	SF		1.00	1.00	1.00	20.00	20.00	444,300																
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