

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																
Exterior Wall	05	AVERAGE 100		1701	04	1,247	91.4004	129.56	161,561	2000	2010	0	0	0	9.00	91.00	VALUATION BY		DIRECT_CAP														
Roof Structure	04	WOOD TRUSS 100		1 OFFICE 1&2 - 0% - 0										Heated Area: 1204										HX Base Yr									
Roof Cover	12	MODULAR MT 100																						Tax Group: 4									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floor	09	PINE WOOD 80																						BUILDING MARKET VALUE									
Interior Floor	14	CARPET 20																						TOTAL MARKET OB/XF VALUE									
Ceiling	01	FIN.SUSPD 100																						TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction									
Fixtures	6	100																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Story Height		9 100																						BASE TAXABLE VALUE									
RMS		4 100																						TOTAL JUST VALUE									
Stories	1.	1. 100																						NCON VALUE									
Units		0 100																						INCOME VALUE									
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE									
Quality		03 Quality Level 03																															
DOR CODE		1700 OFFICE BUILDINGS																															
MAP NUM				MKT AREA		04																											
NEIGHBORHOOD/LOC		4002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,204	100	1,204	141,951																													
CAN	30	30	9	1,061																													
CAN	104	30	31	3,655																													
DCK	6	10	1	118																													
STP	24	10	2	236																													
TOTALS		1,368		1,247		147,021																											
EXTRA FEATURES				86058 ST PETER BLVD, YULEE										BLD DATE		07/29/2021		KK		LGL DATE		07/29/2021		KK									
														XF DATE		07/29/2021		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																
1	0812	CONCRETE C	0	0	0	0	4,835.00	SF	4.00	4.00	100	2000	2000	3	79	15,279																	
2	1242	WD DECK A	0	0	37	4	148.00	SF	10.00	10.00	100	2000	2000	3	20	296																	
3	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	85	21																	
4	0479	VF PICKET	0	0	0	0	38.00	LF	5.00	5.00	100	2001	2001	3	55	105																	
5	0472	VF 2 RAIL	0	0	0	0	42.00	LF	15.00	15.00	100	2001	2001	3	55	347																	
6	1128	BRICK 12"	0	0	0	0	36.00	SF	14.00	14.00	100	2001	2001	3	94	474																	
7	1128	BRICK 12"	0	0	0	0	48.00	SF	14.00	14.00	100	2001	2001	3	94	632																	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	52	234																	
TOTAL OB/XF																	17,388																
LAND DESCRIPTION																																	
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	001700	C	1STORY OFF	0	0003	CPO	65.00	339.00	22,651.00	SF		1.00	1.00	1.00	7.50	7.50	169,882																