



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 56,250 TOTAL MARKET VALUE 56,250 SOH/AGL Deduction 0 ASSESSED VALUE 56,250 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,250 TOTAL JUST VALUE 56,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 31,360									
DOR CODE 0000 VACANT										MAP NUM MKT AREA 04										NEIGHBORHOOD/LOC 4031.00									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										DURDEN RD, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/20/2023 MLU									
EXTRA FEATURES																				BUILDING NOTES									
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	000100	C	SFR	0		RMH	215.00	50.00	1.00	LT		1.00	1.00	0.75	75,000.00	56,250.00	56,250												
REVIEW DATE 06/20/2023 BY MLU										Total Acres: 0.28 Total Land Value: 56,250										Market: 0 Agricultural: 0 Common: 56,250 PRINTED 08/06/2024 BY SYS									