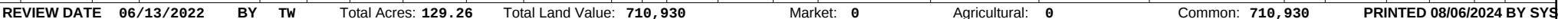


FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

40-3N-23-0000-0003-0000



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40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 9 of 12	4				
ELEMENT	CD	CONSTRUCTION										VALUATION SUMMARY										VALUATION BY						STANDARD							
Exterior Wall	15	CONC BLOCK 100										7102	04	2,064	89.2520	98.85	204,026	1995	2000	0	0	6.00	94.00	Tax Group: 4						Tax Dist:					
Roof Structur	03	GABLE/HIP 100										16 EDU RELGUS - 0% - 0										Heated Area: 2046						HX Base Yr							
Roof Cover	01	COMP SHNGL 100																										2,683,142							
Interior Wall	03	MINIMUM 100																										594,611							
Interior Floo	03	CONC FINSH 90																										710,930							
Interior Floo	11	CLAY TILE 10																										3,988,683							
Air Condition	03	CENTRAL 100																										786,301							
Heating Type	04	AIR DUCTED 100																										3,202,382							
Fixtures		11 100																										3,202,382							
Frame	03	MASONRY 100																										0							
Story Height		12 100																																	

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0301

COMP SHNGL 100
MINIMUM 100

Interior Floo
Interior Floo

0311

CONC FINSH 90
CLAY TILE 10

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Fixtures
Frame
Story Height

03

12 100
MASONRY 100
12 100

RMS
Stories
Units

0

1 100
0 100
0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

7500

NON-PROFIT SERVICE

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,046

100

2,046

190,112

FOP

60

30

18

1,672

TOTALS

2,106

2,064

191,784

EXTRA FEATURES

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

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

REVIEW DATE

06/13/2022

BY

TW

Total Acres:

129.26

Total Land Value:

710,930

Market:

0

Agricultural:

0

Common:

710,930

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDTOTAL OB/XF

7102042,06489.252098.85204,02619952000006.0094.00

17 EDU RELGUS - 0% - 0

Heated Area: 2046

HX Base Yr

BAS
1995

FOP
1995

0

NASSAU COUNTY PROPERTY

PAGE 10 of 12

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUESOH/AGL DeductionINCOME VALUEPREVIOUS YEAR MKT VALUE

2,683,142594,611710,9303,988,683786,3013,202,3823,202,38203,988,68304,154,186

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2333/13361/21/2020SWUI17900,000

GRANTOR: FIRST BAPTIST CHURCH

GRANTEE: FLORIDA SHERIFFS YO

0440/050512/01/1984WDQI360,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4\$ N4 E15 S4 E24 N24\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 11 of 12										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										
Exterior Wall		15		CONC BLOCK 100		7102		04		1,726		98.3680		108.94		188,030		1995		2000		0		0		6.00		94.00		VALUATION BY					STANDARD					
Roof Structure		03		GABLE/HIP 100		18		EDU RELGUS - 0% - 0								Heated Area: 1704														Tax Group: 4					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					2,683,142					
Interior Wall		03		PLASTER 100																										TOTAL MARKET OB/XF VALUE					594,611					
Interior Floor		14		CARPET 90																										TOTAL LAND VALUE - MARKET					710,930					
Interior Floor		08		SHT VINYL 10																										TOTAL MARKET VALUE					3,988,683					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					786,301					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					3,202,382					
Fixtures				0 100																										TOTAL EXEMPTION VALUE					10 3,202,382					
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					0					
Story Height				12 100																										TOTAL JUST VALUE					3,988,683					
RMS				1 100																										NCON VALUE					0					
Stories		0		0 100																										INCOME VALUE										
Units		0		0 100																										PREVIOUS YEAR MKT VALUE					4,154,186					
Occupancy		00		NONE 100																																				
Quality		03		Quality Level 03																																				
DOR CODE		7500		NON-PROFIT SERVICE																																				
MAP NUM				MKT AREA																																				
NEIGHBORHOOD/LOC		9001.00																																						
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																
BAS		1,704		100		1,704		174,496																																
FOP		36		30		11		1,126																																
FOP		36		30		11		1,126																																
TOTALS		1,776				1,726		176,748																																
EXTRA FEATURES																																								
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</										

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