



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	30	VINYL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	08	DECORATIVE 100	
Interior Floo	13	LVT/LAMNT 80	
Interior Floo	08	SHT VINYL 20	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Fixtures		5 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	OWNER OCC 100	
Quality	04	Quality Level 04	
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1709	04	1,458	102.4947	83.53	121,787	2001	2010	0	0	0	34.00	66.00	
2 MH OFFICE - 0% - 0													
Heated Area: 1458													
HX Base Yr													
27													
54													
BAS 2001													
54													
850785 US HWY 17, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/01/2023 DCA													

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	7,084.00	SF	2.00	2.00	30	1986	1986	3	20	2,834	
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1983	1983	3	21	653	
3	0421	CL FNC 3'	0	0	0	0	160.00	LF	4.00	4.00	100	1996	1996	3	39	250	
4	0430	CL FNC 6B	0	0	0	0	480.00	LF	9.70	9.70	100	1996	1996	3	39	1,816	
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2000	2000	3	84	63	
6	1242	WD DECK A	0	0	0	0	598.00	SF	10.00	10.00	100	2000	2000	3	20	1,196	
7	0812	CONCRETE C	0	0	0	0	3,192.00	SF	4.00	4.00	100	2000	2000	3	79	10,087	
TOTAL OB/XF 16,899																	

LAND DESCRIPTION										TOTAL OB/XF										16,899									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	IW	0.00	0.00	44,160.00	SF		1.00	1.00	1.50	2.00	3.00	132,480												

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY																			
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										80,379									
TOTAL MARKET OB/XF VALUE										16,899									
TOTAL LAND VALUE - MARKET										132,480									
TOTAL MARKET VALUE										229,758									
SOH/AGL Deduction										0									
ASSESSED VALUE										229,758									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										229,758									
TOTAL JUST VALUE										229,758									
NCON VALUE										0									
INCOME VALUE										2,443,194									
PREVIOUS YEAR MKT VALUE										237,093									
BLDG:2:1: 3/14/23 HS DBA: LIBERTY BAIL BONDS																			