

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	25	MOD METAL 100	4803	06	3,598	93.0176	42.56	153,131	1988	1988	0	0	0	58.00	42.00	VALUATION BY									
Roof Structure	10	STEEL FRME 100	1 STOR WAREH - 0% - 0													STANDARD									
Roof Cover	12	MODULAR MT 100	Heated Area: 3009													HX Base Yr									
Interior Wall	07	NONE 100														Tax Group: 4									
Interior Floor	03	CONC FINSH 100														Tax Dist:									
Ceiling	04	NONE 100														BUILDING MARKET VALUE									
Air Condition	01	NONE 100														TOTAL MARKET OB/XF VALUE									
Heating Type	01	NONE 100														TOTAL LAND VALUE - MARKET									
Plumbing		6 100														TOTAL MARKET VALUE									
Frame	05	STEEL 100														SOH/AGL Deduction									
Story Height		16 100														ASSESSED VALUE									
RMS		3 100														TOTAL EXEMPTION VALUE									
Stories	1.	1. 100														BASE TAXABLE VALUE									
Class	00	. 100	TOTAL JUST VALUE																						
Units		0 100	NCON VALUE																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE																						
Quality	03	Quality Level 03																							
DOR CODE	4800	WAREHOUSE-STORAGE																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	4051.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
AOF	640	185	1,184	21,164																					
AOF	49	185	91	1,627																					
BAS	2,271	100	2,271	40,595																					
STR	27	10	3	54																					
UAT	491	10	49	876																					
TOTALS	3,478		3,598	64,315																					
EXTRA FEATURES					850640 US HWY 17, YULEE										BLD DATE 09/04/2020										
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	XF DATE 09/04/2020	KK	LGL DATE	LAND DATE	09/04/2020	KK			
1	0811	CONCRETE B	0	0	0	0	721.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,231									
2	0803	ASPHALT C	0	0	0	0	2,028.00	SF	2.00	2.00	100	1990	1990	3	50	2,028									
3	0422	CL FNC 4'	0	0	0	0	137.00	LF	15.00	15.00	100	1990	1990	3	27	555									
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	27	81									
5	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1988	1988	3	20	320									
6	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	24	840									
7	0803	ASPHALT C	0	0	140	16	2,240.00	SF	2.00	2.00	100	1995	1995	3	50	2,240									
8	0430	CL FNC 6B	0	0	0	0	926.00	LF	9.70	9.70	100	2005	2005	3	66	5,928									
9	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2005	2005	3	66	5,009									
10	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	100	2005	2005	3	66	3,960									
LAND DESCRIPTION					TOTAL OB/XF 23,192																				
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	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120								
2	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	3.87	AC		1.00	1.00	0.25	50,000.00	12,500.00	48,375								

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																			VALUATION BY		STANDARD								
																			Tax Group: 4		Tax Dist:								
																			BUILDING MARKET VALUE		64,315								
																			TOTAL MARKET OB/XF VALUE		136,903								
																			TOTAL LAND VALUE - MARKET		135,495								
																			TOTAL MARKET VALUE		336,713								
																			SOH/AGL Deduction		0								
																			ASSESSED VALUE		336,713								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		336,713								
																			TOTAL JUST VALUE		336,713								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		350,774								
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