



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										
																	STANDARD										
VALUATION BY																Tax Group: 4				Tax Dist:							
BUILDING MARKET VALUE																				0							
TOTAL MARKET OB/XF VALUE																				5,264							
TOTAL LAND VALUE - MARKET																				26,136							
TOTAL MARKET VALUE																				31,400							
SOH/AGL Deduction																				1,094							
ASSESSED VALUE																				30,306							
TOTAL EXEMPTION VALUE																				0							
BASE TAXABLE VALUE																				30,306							
TOTAL JUST VALUE																				31,400							
NCON VALUE																				0							
INCOME VALUE																											
PREVIOUS YEAR MKT VALUE																				31,456							
DOR CODE																4001V				IN W/XFOB							
MAP NUM																				MKT AREA				04			
NEIGHBORHOOD/LOC																4051.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2159/0185	11/22/2017	WD	Q	V	01	25,000			
GRANTOR: JONES AUGUSTUS W TRUS									
GRANTEE: FKCL INVESTMENTS IN									
1770/0376	12/14/2011	QC	U	I	11	100			
GRANTOR: JONES AUGUSTUS W									
GRANTEE: JONES AUGUSTUS W TR									

EXTRA FEATURES																BLD DATE				LGL 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	INC DATE	LAND DATE	AG DATE	04/01/2023	DCA		
1	0424	CL FNC 6'	0	0	0	0			20.00	100	2018	2018	3	94	5,264								
US HWY 17, YULEE																							

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION																TOTAL OB/XF									
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	004001	C	V IND/XFOB	0	0004	IW	0.00	0.00	26,136.00	SF		1.00	1.00	0.50	2.00	1.00	26,136								