



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 56,602 TOTAL MARKET VALUE 56,602 SOH/AGL Deduction 22,358 ASSESSED VALUE 34,244 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 34,244 TOTAL JUST VALUE 56,602 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 56,602									
																				PERMIT NUM DESCRIPTION AMT ISSUED 									
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 									
																				BUILDING NOTES 									
																				BUILDING DIMENSIONS 									
TOTALS EXTRA FEATURES										86101 SOWELL RD, YULEE BLD DATE XF DATE INC DATE										04/01/2023 DCA LGL DATE LAND DATE AG 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													
										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	001000	C	COMMERCIAL	0	0007	CI	150.00	150.00	22,641.00	SF		1.00	1.00	0.50	5.00	2.50	56,602												
										REVIEW DATE 04/10/2019 BY KK Total Acres: 0.00 Total Land Value: 56,602 Market: 0 Agricultural: 0 Common: 56,602 PRINTED 08/06/2024 BY SYS																			