



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 12,000 TOTAL LAND VALUE - MARKET 45,750 TOTAL MARKET VALUE 57,750 SOH/AGL Deduction 27,394 ASSESSED VALUE 30,356 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 30,356 TOTAL JUST VALUE 57,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,780 4/24KW: THERE IS A OLD SINGLE WIDE MOBILE HOME ON																																																												
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0308/0068</td> <td>1/01/1980</td> <td>MS U</td> <td>V</td> <td></td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: GRANTEE:										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0308/0068	1/01/1980	MS U	V			100																																					
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																				TOTALS 86075 SOWELL RD, YULEE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/01/2023 DCA																																																												
																				EXTRA FEATURES <table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0936</td> <td>SEPTC TANK</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>UT</td> <td>6,000.00</td> <td>6,000.00</td> <td>100</td> <td>2004</td> <td>2004</td> <td>3</td> <td>100</td> <td>6,000</td> <td></td> </tr> <tr> <td>2</td> <td>0937</td> <td>WELL</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>UT</td> <td>6,000.00</td> <td>6,000.00</td> <td>100</td> <td>2004</td> <td>2004</td> <td>3</td> <td>100</td> <td>6,000</td> <td></td> </tr> </tbody> </table>										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	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000		2	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
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																				TOTAL OB/XF 12,000																																																												
																				REVIEW DATE 04/24/2024 BY KW Total Acres: 0.00 Total Land Value: 45,750 Market: 0 Agricultural: 0 Common: 45,750 PRINTED 08/06/2024 BY SYS																																																												