



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 ASPH TILE 90
Interior Floo	05 CONC FNNSH 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	05 STEEL 100
Story Height	14 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

Quality	01 Quality Level 01
DOR CODE	1100 STORES, 1 STORY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4051.00
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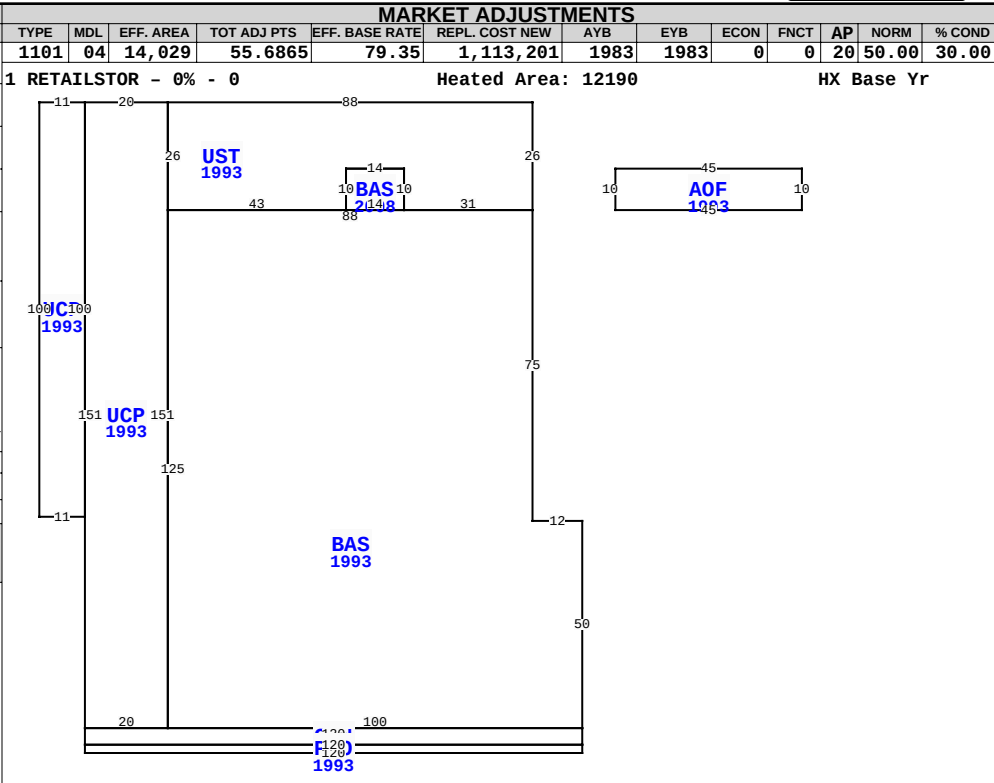
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	450	100	450	10,712
BAS	11,600	100	11,600	276,138
BAS	140	100	140	3,333
CAN	480	30	144	3,428
PTO	240	5	12	286
UCP	1,100	20	220	5,237
UCP	3,020	20	604	14,378
UST	2,148	40	859	20,449

TOTALS	19,178	14,029	333,960
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EXTRA FEATURES	850827 US HWY 17, YULEE
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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			7,785.00	SF 2.00					7,785	
2	0424	CL FNC 6'	0	0	0	0			1,050.00	LF 20.00					4,830	
3	0351	CARPORT MT	0	0	90	20			1,800.00	SF 10.00					3,600	
4	0350	CARPORT WD	0	0	40	20			720.00	SF 9.75					1,404	
5	0681	POLE SHED	0	0	96	20			1,920.00	SF 15.00					5,760	
6	0463	FENCE GATE	0	0	0	0			1.00	UT 300.00					69	
7	6001	ROLLUP DR	0	0	12	12			1.00	UT 400.00					80	
8	0466	FNC GT 20'	0	0	0	0			1.00	UT 750.00					150	
9	0803	ASPHALT C	0	0	0	0			12,292.00	SF 2.00					12,292	
10	0351	CARPORT MT	0	0	12	20			240.00	SF 5.90					283	

LAND DESCRIPTION	
L N	USE CODE
1	001100



BLD DATE	02/13/2018	KK	LGL DATE	
XF DATE	02/13/2018	KK	LAND DATE	
INC DATE			AG DATE	

04/01/2023	DCA
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TOTAL OB/XF	
36,253	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	4
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	333,960
TOTAL MARKET OB/XF VALUE	40,322
TOTAL LAND VALUE - MARKET	488,194
TOTAL MARKET VALUE	862,476
SOH/AGL Deduction	0
ASSESSED VALUE	862,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	862,476
TOTAL JUST VALUE	862,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	872,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6502	NEW CONSTR	41,479	05/04/1990
3254	NEW CONSTR	57,950	03/21/1986

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3254	NEW CONSTR	57,950	03/21/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2074/1841	9/12/2016	MS	U	I	18	100	
GRANTOR: NASSAU BOARD OF COUNT							
GRANTEE: JOHNSON'S MANAGEMEN							
1559/0679	4/03/2008	WD	Q	I		1,150,000	
GRANTOR: BRADDOCK KENNIE E & Z							
GRANTEE: JOHNSON'S MANAGEMEN							

BUILDING NOTES

BUILDING DIMENSIONS
UST=[YR=1993] W80UCP=[YR=1993] W20UCP=[YR=1993] W11S100E11N100S\$151CAN=[YR=1993] S4 PTO=[YR=1993] S2E120N2W120S\$E120N4 W120S\$E20N151S\$26BAS=[YR=1993] S125 E100N50W12N75W88S\$E43BAS=[YR=2008] E14N10W14S10S\$N10E14S10E31N26S PTR=E20S26 AOF=[YR=1993] N10E45S10 W45S N26W20S.

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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