



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																						
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 440 <b>TOTAL LAND VALUE - MARKET</b> 119,862 <b>TOTAL MARKET VALUE</b> 120,302 <b>SOH/AGL Deduction</b> 23,032 <b>ASSESSED VALUE</b> 97,270 <b>TOTAL EXEMPTION VALUE</b> 04 97,270 <b>BASE TAXABLE VALUE</b> 0 <b>TOTAL JUST VALUE</b> 120,302 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 120,322																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <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>0860/0850</td> <td>12/28/1998</td> <td>WD</td> <td>Q</td> <td>I</td> <td></td> <td>80,000</td> </tr> </tbody> </table> GRANTOR: OKEFENOKE RURAL ELECT GRANTEE: JACKSONVILLE ELECTR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0860/0850	12/28/1998	WD	Q	I		80,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
0860/0850	12/28/1998	WD	Q	I		80,000																																					
																				<b>BUILDING NOTES</b>   																							
																				<b>BUILDING DIMENSIONS</b>   																							
<b>TOTALS</b> <b>EXTRA FEATURES</b>										US HWY 17, YULEE <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>02/09/2022</td> <td></td> <td></td> <td>02/09/2022</td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE		02/09/2022			02/09/2022													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
	02/09/2022			02/09/2022																																							
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	0431	CL FNC 8B	0 0	0 0	160.00	LF	12.50	12.50	100	1985	1985	3	22	440																													
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 440																																	
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	009100	C	UTILITY	0		CG	200.00	200.00	39,954.00	SF		1.00	1.00	1.00	3.00	3.00	119,862																										
<b>REVIEW DATE</b> 02/01/2024 <b>BY</b> KBA    Total Acres: 0.00    Total Land Value: 119,862    Market: 0    Agricultural: 0    Common: 119,862    PRINTED 08/06/2024 BY SYS																																											