

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

43-3N-28-509E-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		25	MOD METAL 100		4803	06	1,200	81.4800	37.28	44,736	1990	1990		0	0	0	52.50	47.50	VALUATION BY					STANDARD															
Roof Structur		10	STEEL FRME 100		1 STOR WAREH - 0% - 0										Heated Area: 1200					HX Base Yr					Tax Group: 4					Tax Dist:									
Roof Cover		01	MINIMUM 100		30403040 BAS 1993															BUILDING MARKET VALUE					21,250														
Interior Wall		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE					4,492														
Interior Floo		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					125,000														
Air Condition		01	NONE 100																	TOTAL MARKET VALUE					150,742														
Heating Type		01	NONE 100																	SOH/AGL Deduction					72,357														
Plumbing			0 100																	ASSESSED VALUE					78,385														
Frame		05	STEEL 100		TOTAL EXEMPTION VALUE					0378,385																													
Story Height			14 100		BASE TAXABLE VALUE					0																													
RMS			1 100		TOTAL JUST VALUE					150,742																													
Stories		1.	1. 100		NCON VALUE					0																													
Class		00	. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE					152,712																													
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		8600	COUNTY																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4032.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,200	100	1,200	21,250																																			
TOTALS		1,200		1,200		21,250											BLD DATE	02/08/2018		KK	LGL DATE	06/16/2023 MLU																	
EXTRA FEATURES		97047 PIRATES WAY, YULEE				XF DATE		02/08/2018		KK	LAND DATE																												
						INC 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																							
1	0803	ASPHALT C	0	0	0	0			4,332.00	SF	2.00				2.00	100	1990	1990	3	50	4,332																		
2	6001	ROLLUP DR	0	0	0	0			2.00	UT	400.00				400.00	100	1990	1990	3	20	160																		