

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

44-3N-28-0000-0001-0530

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																										
Exterior Wall	15	CONC BLOCK 100								8901	04	7,325	116.6000	199.97	1,464,780	2021	2021	0	0	0	0.00	100.00	VALUATION BY																									
Roof Structur	04	WOOD TRUSS 100								1 GOVT BLDG - 0% - 0														Heated Area: 4589								HX Base Yr								STANDARD								
Roof Cover	03	COMP SHNGL 100																														Tax Group: 4								Tax Dist:								
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								1,464,780								
Interior Floo	15	HARDTILE 80																														TOTAL MARKET OB/XF VALUE								157,670								
Interior Floo	07	CORK/VTILE 20																														TOTAL LAND VALUE - MARKET								108,875								
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								1,731,325								
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								111,292								
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								1,620,033								
Fixtures	21	100																														TOTAL EXEMPTION VALUE								03 1,620,033								
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								0								
Story Height		12 100																														TOTAL JUST VALUE								1,731,325								
RMS		23 100																														NCON VALUE								0								
Stories	1.	1. 100																														INCOME VALUE																
Units		0 100																														PREVIOUS YEAR MKT VALUE								1,763,060								
Occupancy	00	NONE 100																																														
Quality		03	Quality Level 03																														FIRE STATION #71															
DOR CODE		8600	COUNTY																																													
MAP NUM			MKT AREA																																													
NEIGHBORHOOD/LOC		4031	00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,152	100	1,152	230,365																																												
BAS	3,437	100	3,437	687,297																																												
CAN	78	30	23	4,599																																												
CAN	160	30	48	9,599																																												
CAN	372	30	112	22,397																																												
FGR	4,180	60	2,508	501,525																																												
FST	42	50	21	4,199																																												
FST	49	50	24	4,799																																												
TOTALS		9,470		7,325	1,464,780																																											
EXTRA FEATURES										96262 CHESTER RD, YULEE										BLD DATE 05/05/2022 KK										LGL DATE 05/05/2022 KK																		
																				XF DATE										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	20,116.00	SF	2.00	2.00	100	2021	2021	3	88	35,404																																	
2	0400	CONC CURB	0	0	0	669.00	LF	15.00	15.00	100	2021	2021	3	99	9,935																																	
3	0812	CONCRETE C	0	0	0	1,682.00	SF	4.00	4.00	100	2021	2021	3	99	6,661																																	
4	6002	EL ROLL DR	0	0	0	6.00	UT	900.00	900.00	100	2021	2021	3	93	5,022																																	
5	0972	ST LGHT UN	0	0	0	5.00	UT	2,530.00	2,530.00	100	2021	2021	3	98	12,397																																	
6	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00	100	2021	2021	3	98	490																																	
7	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	93	3,255																																	
8	0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00	100	2021	2021	3	93	1,395																																	
9	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2021	2021	3	93	372																																	
10	1123	CB 8"	0	0	10	40.00	SF	6.15	6.15	100	2021	2021	3	99	244																																	
LAND DESCRIPTION										TOTAL OB/XF										75,175																												
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	008600	C	COUNTY	0		PUD	0.00	0.00	87,100.00	SF		1.00	1.00	1.00	1.25	1.25	108,875																															

[illegible]