

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

45-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
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		STANDARD																										
Exterior Wall		15	3803		04	1,202	77.4900	130.76	157,174	2011	2011	0	0	15.00	85.00	Tax Group: 4		Tax Dist:																										
Roof Structure		04	CONC BLOCK 100		1 RSTRM BLDG - 0% - 0										Heated Area: 884										HX Base Yr																			
Roof Cover		01	COMP SHNGL 100		10 34 26 36 34 54 26 36 10 BAS 2011 CAN 2011																				BUILDING MARKET VALUE										133,598									
Interior Wall		01	MINIMUM 100												TOTAL MARKET OB/XF VALUE										791,112																			
Interior Floor		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET										1,700,000																			
Ceiling		02	F.NOT SUS 100												TOTAL MARKET VALUE										2,624,710																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										20,898																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										2,603,812																			
Fixtures		03	7 100												TOTAL EXEMPTION VALUE										03 2,603,812																			
Frame		03	MASONRY 100												BASE TAXABLE VALUE										0																			
Story Height		03	8 100												TOTAL JUST VALUE										2,624,710																			
RMS		1.	1 100												NCON VALUE										0																			
Stories		00	1. 100		INCOME VALUE																																							
Units		00	0 100		PREVIOUS YEAR MKT VALUE										2,650,609																													
Occupancy		00	NONE 100																																									
Quality		03	Quality Level 03																																									
DOR CODE		8600	COUNTY																																									
MAP NUM			MKT AREA		04																																							
NEIGHBORHOOD/LOC		4005.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	884	100	884	98,253																																								
CAN	1,060	30	318	35,345																																								
TOTALS		1,944	1,202	133,598																																								
EXTRA FEATURES					95001 GOFFINSVILLE RD, FERNADINA BEACH										BLD DATE 02/04/2022					KK					LGL DATE 02/04/2022					KK					02/04/2022					KK				
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	0300	BOAT DCK W	0	0	153	8			1,224.00	SF	40.00				40.00	100	2010	2010	3	60	29,376																							
2	0300	BOAT DCK W	0	0	72	6			432.00	SF	40.00				40.00	100	2010	2010	3	60	10,368																							
3	0317	DCK PLNG W	0	0	0	0			7.00	UT	1,000.00				1,000.00	100	2010	2010	3	45	3,150																							
4	0310	AL GANG WY	0	0	31	5			72.00	LF	115.00				115.00	100	2010	2010	3	45	3,726																							
5	0302	FLT DOCK C	0	0	36	8			288.00	SF	50.00				50.00	100	2010	2010	3	45	6,480																							
6	0350	CARPORT WD	0	0	14	14			196.00	SF	13.00				13.00	100	2010	2010	3	45	1,147																							
7	0350	CARPORT WD	0	0	14	14			196.00	SF	13.00				13.00	100	2010	2010	3	45	1,147																							
8	0350	CARPORT WD	0	0	14	14			196.00	SF	13.00				13.00	100	2010	2010	3	45	1,147																							
9	0350	CARPORT WD	0	0	14	14			196.00	SF	13.00				13.00	100	2010	2010	3	45	1,147																							
10	0350	CARPORT WD	0	0	14	14			196.00	SF	13.00				13.00	100	2010	2010	3	45	1,147																							
LAND DESCRIPTION					TOTAL OB/XF										58,835																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	ROS	0.00	0.00	20.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	1,700,000																											

[illegible]

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REVIEW DATE	02/04/2022	BY	KK	Total Acres:	20.00	Total Land Value:	1,700,000	Market:	0	Agricultural:	0	Common:	1,700,000	PRINTED 08/06/2024 BY SYS
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