IN DB 163 PG 116 CO REC
IN OR 87 PG 429

TIITF/AGR-DIV OF FORESTRY YULEE TOWER SITE
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2024

50-3N-27-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

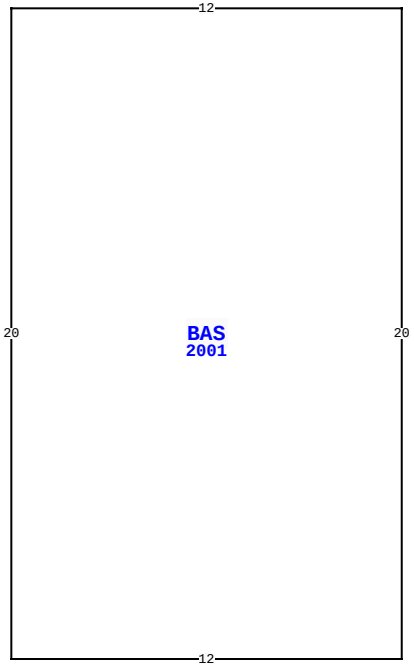
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	8,866
TOTALS	240		240	8,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	04	240	83.7270	41.86	10,046	1999	1999	0	0	0	11.75	88.25

1 ACCESORY U – 0% - 0 Heated Area: 240 HX Base Yr



851574 US HWY 17, YULEE

BLD DATE	02/08/2018	KK	LGL DATE
XF DATE	02/08/2018	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		8,866
TOTAL MARKET OB/XF VALUE		269,007
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		327,873
SOH/AGL Deduction		0
ASSESSED VALUE		327,873
TOTAL EXEMPTION VALUE	07	327,873
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8383	MH MOVE-ON	15,500	11/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 S20 E12 N20 $.

EXTRA FEATURES

LN	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	1051	FIRE TOWR	0	0	0	0	1.00	UT	250,000.00	250,000.00	100	1980	1980	3	100	250,000	
2	0940	SHEDS/PORT	0	0	8	9	72.00	SF	20.10	20.10	100	2005	2005	3	24	347	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0351	CARPORT MT	0	0	50	18	900.00	SF	10.00	10.00	100	2016	2016	3	74	6,660	

LAND DESCRIPTION

TOTAL OB/XF 269,007

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008700	C	STATE	0		PD -	E 0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS