



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 16,267 TOTAL MARKET VALUE 16,267 SOH/AGL Deduction 4,342 ASSESSED VALUE 11,925 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,925 TOTAL JUST VALUE 16,267 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM		MKT AREA																													
NEIGHBORHOOD/LOC		4094.00																		SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES		958 FLOCO AVE, YULEE																		BUILDING DIMENSIONS											
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															
																	LAND DESCRIPTION TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	16,267.00	16,267.00	16,267														
REVIEW DATE 04/26/2024 BY MLU Total Acres: 0.00 Total Land Value: 16,267 Market: 0 Agricultural: 0 Common: 16,267 PRINTED 08/06/2024 BY SYS																															