



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	1720	MEDICAL OFFICE

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC 4051.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	192,317
BAS	1,176	100	1,176	214,171
BAS	180	100	180	32,781
FOP	72	30	22	4,007
FOP	192	30	58	10,563
STR	16	10	2	364
STR	24	10	2	364
UOP	24	20	5	911

TOTALS	2,740		2,501	455,478
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	21	4	84.00	SF	10.00
2	0812	CONCRETE C	0	0	0	0	5,230.00	SF	4.00
3	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00
4	0812	CONCRETE C	0	0	0	0	5,281.00	SF	4.00
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00
7	1242	WD DECK A	0	0	19	4	76.00	SF	10.00
8	1242	WD DECK A	0	0	0	0	184.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001901	C	MEDICAL OF	0		OR	0.00	0.00	15,000.00
2	000000	C	VAC RES	0		OR	0.00	0.00	0.66

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1721	04	2,501	123.5395	200.13	500,525	1955	2010	0	0	0	9.00	91.00	
1 MDL OFFICE - 0% - 0 Heated Area: 2412 HX Base Yr													
BLD DATE 11/08/2017 KK LGL DATE 04/03/2023 DCA													
XF DATE INC DATE													
851015 US HWY 17, YULEE													

TOTAL OB/XF 34,433													
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
1	001901	C	MEDICAL OF	0		OR	0.00	0.00	15,000.00	SF		1.00	1.00
2	000000	C	VAC RES	0		OR	0.00	0.00	0.66	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			455,478
TOTAL MARKET OB/XF VALUE			34,433
TOTAL LAND VALUE - MARKET			88,800
TOTAL MARKET VALUE			578,711
SOH/AGL Deduction			164,424
ASSESSED VALUE			414,287
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			414,287
TOTAL JUST VALUE			578,711
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11398	REPAIR/RRF	12,000	07/01/2008
M13918	XFOB	250	06/01/2008
B21432	ADDITION	40,280	05/01/2008
E07252	CHNGE SRVC	4,000	09/01/2000
974203	REMODEL	27,500	08/01/1997
95-02154	REMODEL	7,488	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2289/0545	7/10/2019	WD Q	I	01		400,000	
GRANTOR: NASSAU VETERINARY HOS							
GRANTEE: DYLHARP LLC							
1551/0725	2/15/2008	WD U	I	01		100	
GRANTOR: CARTER KIMBERLY A							
GRANTEE: CARTER RICHARD K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W24 BAS=[YR=1993] W19 N8 W12 BAS=[YR=2009] N18 W10 S18 E10\$ W10 S24 E1 FOP=[YR=1993] S6 UOP=[YR=1994] S2 E4 STR=[YR=1994] S2 E8 N2 W8\$ E8 N2 W12\$ E12 N6 W12\$ E12 S8 E28 N24\$ S49 FOP=[YR=2001] S8 STR=[YR=2001] S3 E8 N3 W8\$ E24 N8 W24\$ E24 N49\$.									