

IN OR 22/159 & OR 124/181
(PARCEL 13-2 & 13-3)
R583306 & R583307

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

2024

51-3N-27-0000-0013-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	10	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 8600 COUNTY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,047	100	4,047	352,526
CAN	36	30	11	958
CAN	597	30	179	15,592
FGR	1,056	60	634	55,227
FGR	297	60	178	15,505
STP	30	10	3	262

TOTALS 6,063 5,052 440,070

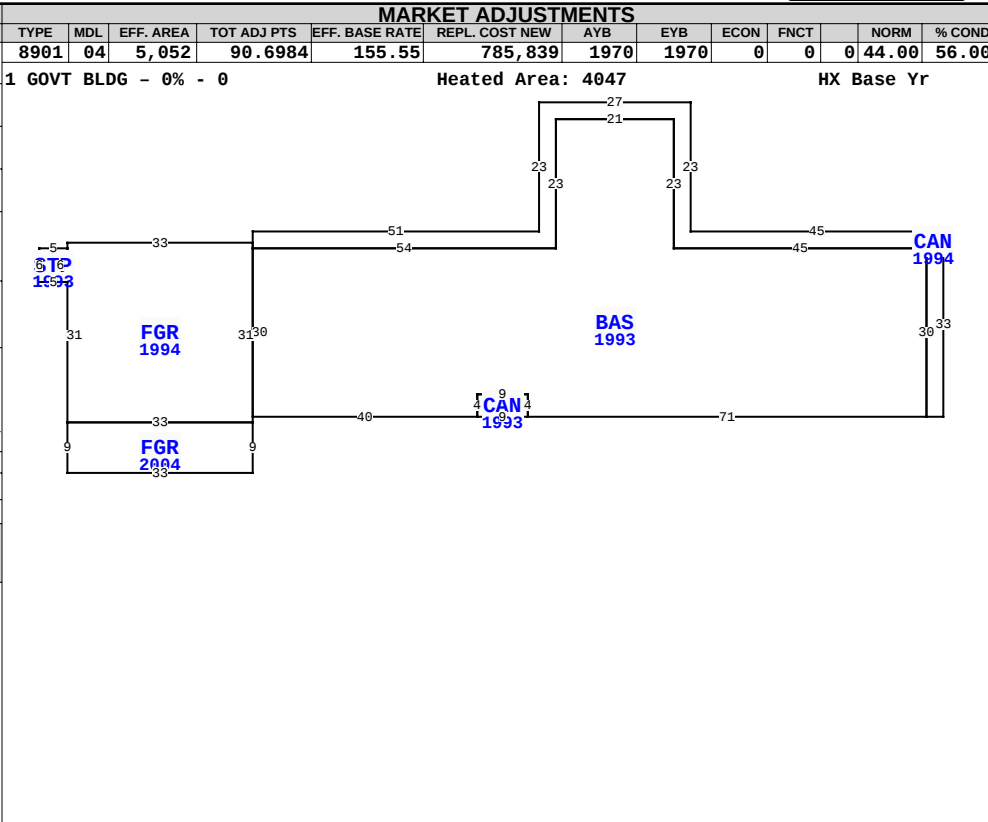
EXTRA FEATURES

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1970	1970	3	20	257	
2	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1970	1970	3	21	87	
3	0803	ASPHALT C	0	0	0	0	11,293.00	SF	2.00	2.00	100	1970	1970	3	50	11,293	
4	0812	CONCRETE C	0	0	0	0	1,295.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,823	
5	0810	CONCRETE A	0	0	32	10	320.00	SF	6.50	6.50	100	2004	2004	3	84	1,747	
6	0819	CONC 12"	0	0	0	0	288.00	SF	9.50	9.50	100	2004	2004	3	84	2,298	
7	0462	ST/AL FNC	0	0	39	3	117.00	SF	10.00	10.00	100	2004	2004	3	36	421	
8	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1999	1999	3	83	104	
9	0478	VF 6 SLAT	0	0	42	0	42.00	LF	15.00	15.00	100	2012	2012	3	83	523	
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

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		GPU	295.00	370.00	87,120.00	SF		1.00	1.00	1.00	3.00	3.00	261,360							

REVIEW DATE 06/21/2022 BY KK



86028 PAGES DAIRY RD, YULEE

BLD DATE	06/21/2022	KK	LGL DATE	
XF DATE	06/21/2022	KK	LAND DATE	04/03/2023
INC DATE			AG DATE	DCA

TOTAL OB/XF 19,802

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		GPU	295.00	370.00	87,120.00	SF		1.00	1.00	1.00	3.00	3.00	261,360							

Total Acres: 0.00 Total Land Value: 261,360 Market: 0 Agricultural: 0 Common: 261,360

NASSAU COUNTY PROPERTY PAGE 1 of 3

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,143,401
TOTAL MARKET OB/XF VALUE		43,958
TOTAL LAND VALUE - MARKET		261,360
TOTAL MARKET VALUE		1,448,719
SOH/AGL Deduction		549,191
ASSESSED VALUE		899,528
TOTAL EXEMPTION VALUE	03	899,528
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,448,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,492,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002962	ROOF	146,035	02/23/2022
B21867	MODULAR	0	10/29/2008
C21867	MODULAR	0	10/29/2008
P13481	OTHER	0	09/01/2008
B21611	DEMOLITION	2,360	07/01/2008
M13730	MECH OTHER	0	04/01/2008

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] E3N33W45N23W27S23W51S3
E54N23E21S23E45S30\$BAS=[YR=1993] N30
W45N23W21S23W54FGR=[YR=1994] N1W33S1 STP=[YR=1993]
W5S6E5N6\$S31E33 FGR=[YR=2004] W33S9E33N9\$N31\$S30E40
CAN=[YR=1993] E9N4W9S4\$N4E9S4E71\$.

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

51-3N-27-0000-0013-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	20	FACE BRICK 90								1721	04	6,277	98.8083	160.07	1,004,759	1983	1995		0		0	30.00	70.00	VALUATION BY																									
Exterior Wall	16	WD FR STUC 10								2 MDL OFFICE - 0% - 0										Heated Area: 6245										HX Base Yr										STANDARD									
Roof Structure	04	WOOD TRUSS 100																												Tax Group: 4										Tax Dist:									
Roof Cover	11	SLATE 100																												BUILDING MARKET VALUE										1,143,401									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										43,958									
Interior Floor	06	VINYL ASB 70																												TOTAL LAND VALUE - MARKET										261,360									
Interior Floor	14	CARPET 30																												TOTAL MARKET VALUE										1,448,719									
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										549,191									
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										899,528									
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										03 899,528									
Fixtures		34 100																												BASE TAXABLE VALUE										0									
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										1,448,719									
Story Height		0 100																												INCON VALUE										0									
RMS		26 100																												INCOME VALUE																			
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										1,492,417									
Units		10 100																																															
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	8600 COUNTY																																																
MAP NUM																								MKT AREA						04																			
NEIGHBORHOOD/LOC	4053.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,273	100	2,273	254,687																																													
BAS	2,960	100	2,960	331,665																																													
BAS	49	100	49	5,490																																													
BAS	264	100	264	29,581																																													
BAS	264	100	264	29,581																																													
BAS	435	100	435	48,741																																													
CAN	49	30	15	1,681																																													
CAN	49	30	15	1,681																																													
STP	25	10	2	224																																													
TOTALS	6,368		6,277	703,331																																													
EXTRA FEATURES					86028 PAGES DAIRY RD, YULEE										BLD DATE 06/21/2022 XF DATE 06/21/2022 INC DATE										KK KK LGL DATE LAND DATE AG DATE										04/03/2023 DCA														
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																																	
11	0505	FLAGPOLE A	0	0	0	25.00	LF	50.00	50.00	100	1992	1992	3	20	250																																		
12	1127	BRICK 8"	0	0	0	52.00	SF	11.00	11.00	100	1983	1983	3	79	452																																		
13	1127	BRICK 8"	0	0	0	92.00	SF	11.00	11.00	100	1999	1999	3	93	941																																		
14	0810	CONCRETE A	0	0	0	240.00	SF	6.50	6.50	100	1983	1983	3	41	640																																		
15	0810	CONCRETE A	0	0	0	653.00	SF	6.50	6.50	100	1999	1999	3	77	3,268																																		
16	0803	ASPHALT C	0	0	0	12,172.00	SF	2.00	2.00	100	1983	1983	3	50	12,172																																		
17	0803	ASPHALT C	0	0	0	2,202.00	SF	2.00	2.00	100	1999	1999	3	50	2,202																																		
18	0402	CONC BUMPE	0	0	0	24.00	UT	25.00	25.00	100	1999	1999	3	83	498																																		
19	0812	CONCRETE C	0	0	0	653.00	SF	4.00	4.00	100	1999	1999	3	77	2,011																																		
20	0424	CL FNC 6'	0	0	68	68.00	LF	20.00	20.00	100	2000	2000	3	52	707																																		
LAND DESCRIPTION					TOTAL OB/XF										23,141																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LAND 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																									

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