



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		46 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		8600COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,720	100	9,720	1,221,544
BAS	104	100	104	13,070
BAS	392	100	392	49,264
BAS	468	100	468	58,815
BAS	504	100	504	63,339
BAS	672	100	672	84,453
CAN	407	30	122	15,332
CAN	832	30	250	31,418
TOTALS	13,099		12,232	1,537,235

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	24,790.00	SF	2.00	2.00	
2	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	
3	0400	CONC CURB	0	0	0	0	361.00	LF	15.00	15.00	
4	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	
5	0810	CONCRETE A	0	0	0	0	229.00	SF	6.50	6.50	
6	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	
7	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	
9	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	76,230.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	12,232	98.1960	159.08	1,945,867	1987	2000	0	0	0 21.00	79.00
1 MDL OFFICE - 0% - 0						Heated Area: 11860		HX Base Yr			
Diagram labels and dimensions: - Top left: BAS 2008 (36x13) - Top right: CAN 2009 (64x13) - Middle left: BAS 2008 (36x14) - Middle right: BAS 2008 (48x14) - Large central area: BAS 1993 (84x96) - Bottom left: CAN 2009 (13x13) - Bottom center: CAN 2009 (12x11) - Bottom right: BAS 2008 (28x14)											
BLD DATE				02/09/2018		KK	LGL DATE				
XF DATE				02/09/2018		KK	LAND DATE		04/01/2023		DCA

TOTAL OB/XF											
33,780											

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33,780											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,537,235	
TOTAL MARKET OB/XF VALUE		33,780	
TOTAL LAND VALUE - MARKET		285,862	
TOTAL MARKET VALUE		1,856,877	
SOH/AGL Deduction		648,078	
ASSESSED VALUE		1,208,799	
TOTAL EXEMPTION VALUE		03 1,208,799	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,856,877	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,883,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004043	BUILD PAVILLION P	8,089	04/09/2024
E1326951	REMODEL	0	11/01/2013
C20761	CO ISSUED	400,000	02/07/2008
M13492	MECH OTHER	0	12/01/2007
B20761	ADDITION	400,000	11/01/2007
P12836	OTHER	0	11/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1919/0023	5/22/2014	WD	U	I	40
GRANTOR: YULEE PROFESSIONAL PL					
GRANTEE: NASSAU COUNTY MENTA					
1523/0650	9/05/2007	WD	Q	I	
GRANTOR: W S WALL INC					
GRANTEE: YULEE PROFESSIONAL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=2009] W64 BAS=[YR=2008] W36 S13 BAS=[YR=2008] S14 BAS=[YR=1993] S96 E35 CAN=[YR=2009] S11 E37 BAS=[YR=2008] S3 E28 N14 W28 S11 \$ N11 W25 BAS=[YR=2008] N13 W8 S13 E8 \$ W12 \$ E4 N13 E8 S13 E53 N110 W16 BAS=[YR=2008] W48 S14 E48 N14 \$ S14 W84 \$ E36 N14 W36 \$ E36 N13 \$ S13 E64 N13 \$.											