



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	25	MOD METAL 100	6500	01	1,500	58.6500	21.70	32,550	2021	2021	0	0	0	3.00	97.00	STANDARD																																					
Roof Structur	10	STEEL FRME 100	1 GARAGE RES - 0% - 0														Heated Area: 1500												HX Base Yr																								
Roof Cover	12	MODULAR MT 100	30 BAS2021 30																																																		
Interior Wall	07	NONE 100																																																			
Interior Floop	03	CONC FINSH 100																																																			
Air Condition	01	NONE 100																																																			
Heating Type	01	NONE 100																																																			
Bedrooms		0 100																																																			
Bathrooms		0 100																																																			
Frame	05	STEEL 100																																																			
Stories	1.	1. 100																																																			
Units		0 100																																																			
Occupancy	00	NONE 100																																																			
Quality			06	Quality Level 06																																																	
DOR CODE			5600	TIMBERLAND 70-79																																																	
MAP NUM				MKT AREA			05																																														
NEIGHBORHOOD/LOC			5001.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,500	100	2021	1,500	31,574																																																
TOTALS	1,500			1,500	31,574																																																
EXTRA FEATURES						CHIPPEWA TR, YULEE												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												05/13/2025 MLU											
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000																																					
2	0680	POLE SHED	0	0	25	27	675.00	SF	10.00	10.00	100	2025	2023		98	6,615																																					
LAND DESCRIPTION																		TOTAL OB/XF												12,615																							
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	000100	C	RES	0		OR	0.00	0.00	5.67	AC		1.00	1.00	1.00	19,500.00	19,500.00	110,565																																				
2	009530	C	POND	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750																																				
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.65	AC		1.00	1.00	1.00	390.00	390.00	4,934																																				
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.65	AC		1.00	1.00	1.00	15,500.00	15,500.00	196,075																																				
REVIEW DATE 01/26/2022 BY KBA Total Acres: 19.82 Total Land Value: 119,249 Market: 196,075 Agricultural: 4,934 Common: 114,315 PRINTED 07/30/2025 BY SYS																																																					