

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

08-2N-25-0000-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
Exterior Wall	25	MOD METAL 100								2703	06	1,200	101.0394	47.74	57,288	2007	2007		0	0	24.00	76.00	VALUATION BY					STANDARD																					
Roof Structure	10	STEEL FRME 100								1 GARAGE - 0% - 0										Heated Area: 1200										HX Base Yr										Tax Group: 6					Tax Dist:				
Roof Cover	12	MODULAR MT 100								30 40 BAS 2007 30 40										BUILDING MARKET VALUE										43,539																			
Interior Wall	07	NONE 100																		TOTAL MARKET OB/XF VALUE										41,177																			
Interior Floor	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET										771,100																			
Ceiling	04	NONE 100																		TOTAL MARKET VALUE										855,816																			
Air Condition	01	NONE 100																		SOH/AGL Deduction										361,797																			
Heating Type	01	NONE 100																		ASSESSED VALUE										494,019																			
Plumbing		0 100																		TOTAL EXEMPTION VALUE										03 494,019																			
Frame	05	STEEL 100																		BASE TAXABLE VALUE										0																			
Story Height		18 100																		TOTAL JUST VALUE										855,816																			
RMS		1 100																		NCON VALUE										0																			
Stories	1.	1. 100								INCOME VALUE																																							
Class	00	. 100								PREVIOUS YEAR MKT VALUE										788,447																													
Units		0 100																																															
Occupancy	00	NONE 100																																															
Quality		04	Quality Level 04																																														
DOR CODE		8600																		COUNTY																													
MAP NUM												MKT AREA				08																																	
NEIGHBORHOOD/LOC		8026.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,200	100	2007	1,200	43,539																																												
TOTALS		1,200				1,200	43,539																																										
EXTRA FEATURES										461117 LANDFILL RD, CALLAHAN										BLD DATE		06/08/2020		KKX		LGL DATE				05/09/2025		MLU																	
										XF DATE		06/08/2020		KKX		LAND DATE																																	
										INC DATE						AG DATE																																	
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	0351	CARPORT MT	0	0	21	26	546.00	SF	10.00	10.00	100	2007	2007	3	27	1,474																																	
2	0819	CONC 12"	0	0	151	21	3,171.00	SF	9.50	9.50	100	1994	1994	3	66	19,882																																	
3	1131	REINFR 8	0	0	0	0	900.00	SF	6.30	6.30	100	1994	1994	3	89	5,046																																	
4	0430	CL FNC 6B	0	0	0	0	153.00	LF	9.70	9.70	100	1994	1994	3	30	445																																	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1994	1994	3	30	180																																	
6	6001	ROLLUP DR	0	0	12	12	1.00	UT	400.00	400.00	100	2007	2007	3	27	108																																	
7	6001	ROLLUP DR	0	0	16	16	1.00	UT	400.00	400.00	100	2007	2007	3	27	108																																	
8	0351	CARPORT MT	0	0	21	26	546.00	SF	5.90	5.90	100	2007	2007	3	27	870																																	
9	0351	CARPORT MT	0	0	12	10	120.00	SF	10.00	10.00	100	2007	2007	3	27	324																																	
10	0351	CARPORT MT	0	0	18	12	216.00	SF	10.00	10.00	100	2007	2007	3	27	583																																	
LAND DESCRIPTION										TOTAL OB/XF										29,020																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	140.20	AC		1.00	1.00	1.00	5,500.00	5,500.00	771,100																																

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