



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																										
																	VALUATION BY					STANDARD																						
																	Tax Group: 4					Tax Dist:																						
																	BUILDING MARKET VALUE					0																						
																	TOTAL MARKET OB/XF VALUE					0																						
																	TOTAL LAND VALUE - MARKET					100																						
																	TOTAL MARKET VALUE					100																						
																	SOH/AGL Deduction					0																						
																	ASSESSED VALUE					100																						
																	TOTAL EXEMPTION VALUE					0																						
																	BASE TAXABLE VALUE					100																						
																	TOTAL JUST VALUE					100																						
																	NCON VALUE					0																						
																	INCOME VALUE																											
																	PREVIOUS YEAR MKT VALUE					100																						
																	PERMIT NUM				DESCRIPTION				AMT		ISSUED																	
																	SALES DATA																											
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S N CD	SALE PRICE																			
																	BUILDING NOTES																											
																	BUILDING DIMENSIONS																											
																	TOTALS										BLD DATE		LGL DATE		10/29/2024		DC											
																	EXTRA FEATURES										XF DATE		LAND DATE															
																	ESTUARY WAY, YULEE										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																												
																	LAND DESCRIPTION										TOTAL OB/XF																	
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	000005	C	COMMON S/D L	0		PUD			1.00	UT		1.00	1.00	1.00	100.00	100.00	100																											
																	REVIEW DATE										10/29/2024		BY		DC		Total Acres: 3.64		Total Land Value: 100		Market: 0		Agricultural: 0		Common: 100		PRINTED 07/30/2025 BY SYS	