

NASSAU COUNTY MENTAL HEALTH
463142 SR 200
YULEE, FL 32097

10-3N-24-2320-0042-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD																													
Exterior Wall	15	CONC BLOCK	100	1721	04	9,199	89.3475	144.52	1,329,439	1981	1990	0	0	43.00	57.00	Tax Group: 4					Tax Dist:																												
Roof Structure	04	WOOD TRUSS	100	1 MDL OFFICE - 0% - 0										Heated Area: 8400					HX Base Yr																														
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE					757,780																														
Interior Wall	05	DRYWALL	70											TOTAL MARKET OB/XF VALUE					29,044																														
Interior Wall	01	MINIMUM	30											TOTAL LAND VALUE - MARKET					65,340																														
Interior Floor	14	CARPET	90											TOTAL MARKET VALUE					852,164																														
Interior Floor	08	SHT VINYL	10											SOH/AGL Deduction					485,112																														
Ceiling	01	FIN.SUSPD	100											ASSESSED VALUE					367,052																														
Air Condition	03	CENTRAL	100											TOTAL EXEMPTION VALUE					03 367,052																														
Heating Type	04	AIR DUCTED	100											BASE TAXABLE VALUE					0																														
Fixtures	04	22 100												TOTAL JUST VALUE					852,164																														
Frame	03	MASONRY	100											NCON VALUE					0																														
Story Height		10 100		INCOME VALUE																																													
RMS		17 100		PREVIOUS YEAR MKT VALUE					560,676																																								
Stories	1.	1. 100																																															
Units	0 100																																																
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	OWNER OCC 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	8900	MUNICIPAL																																															
MAP NUM		MKT AREA	09																																														
NEIGHBORHOOD/LOC	9002.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR											TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	528	100	1993											528	43,495																																		
BAS	7,872	100	1993	7,872	648,467																																												
FSP	1,440	50	2024	720	59,311																																												
USP	198	40	1993	79	6,508																																												
TOTALS	10,038			9,199	757,780																																												
EXTRA FEATURES										371015 EASTWOOD RD, HILLIARD										BLD DATE 02/25/2022 XF DATE 02/25/2022 INC DATE										KK KK LGL DATE LAND DATE AG DATE										04/29/2025 DC									
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	0811	CONCRETE B	0	0	0	796.00	SF	5.20	5.20	100	1994	1994	3	66	2,732																																		
2	0402	CONC BUMPE	0	0	0	19.00	UT	25.00	25.00	100	1994	1994	3	74	352																																		
3	0803	ASPHALT C	0	0	0	7,930.00	SF	2.00	2.00	100	1994	1994	3	50	7,930																																		
4	0940	SHEDS/PORT	0	0	13	4	52.00	SF	30.00	100	2000	2000	3	20	312																																		
5	0476	VF 6 SBPL	0	0	0	577.00	LF	32.00	32.00	100	2019	2019	3	94	17,356																																		
6	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282																																		
7	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80																																		
TOTAL OB/XF										29,044																																							
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	001901	C	MEDICAL OF	0		OR	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.50	1.50	65,340																																
REVIEW DATE 12/21/2022 BY HS Total Acres: 0.00 Total Land Value: 65,340 Market: 0 Agricultural: 0 Common: 65,340 PRINTED 07/30/2025 BY SYS																																																	