

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

20-2N-28-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2									
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		15		CONC BLOCK 100		8901		04		3,613		123.7607		212.25		766,859		1978		1988		0		0		17.00		83.00		VALUATION BY					STANDARD				
Roof Structur		12		REINFO/CON 100		1		GOVT BLDG - 0% - 0								Heated Area: 2311														Tax Group: 8					Tax Dist:				
Roof Cover		04		BUILT-UP 60																										BUILDING MARKET VALUE					636,493				
Roof Cover		11		SLATE 40																										TOTAL MARKET OB/XF VALUE					69,279				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					376,370				
Interior Floo		05		ASPH TILE 80																										TOTAL MARKET VALUE					1,082,142				
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction					206,713				
Ceiling		01		FIN.SUSPD 100																										ASSESSED VALUE					875,429				
Air Condition		04		ROOF TOP 100																								03		TOTAL EXEMPTION VALUE					875,429				
Heating Type		04		AIR DUCTED 100																										BASE TAXABLE VALUE					0				
Fixtures				12 100																										TOTAL JUST VALUE					1,082,142				
Frame		04		REIN CONC 100																										NCON VALUE					0				
Story Height				13 100																										INCOME VALUE									
RMS				9 100																										PREVIOUS YEAR MKT VALUE					998,189				
Stories		1.		1. 100																																			
Units				0 100																																			
BUD8 Adjustme		05		DIST 1A 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		8600		COUNTY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		3016.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		1,440		100		1993		1,440		253,681																													
BAS		871		100		1994		871		153,442																													
FGR		1,320		60		1993		792		139,525																													
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