

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 Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 7,500 TOTAL MARKET VALUE 7,500 SOH/AGL Deduction 142 ASSESSED VALUE 7,358 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,358 TOTAL JUST VALUE 7,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,500																
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION				AMT		ISSUED						
MAP NUM																																	
NEIGHBORHOOD/LOC 4053.00																	SALES DATA																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE	
																						1527/1286		9/27/2007		WD Q		V				22,800	
																	GRANTOR: YOKOWE BREEDING CORP																
																	GRANTEE: HAIR TONY RAY																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
TOTALS						US HWY 17, YULEE											BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE						
EXTRA FEATURES																																	
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																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	5,000																
2	009600	C	WASTELAND	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	2,500.00	2,500.00	2,500																
																	REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 07/30/2025 BY SYS																