

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		112,650												
																			TOTAL MARKET VALUE		112,650												
																			SOH/AGL Deduction		0												
																			ASSESSED VALUE		112,650												
																			TOTAL EXEMPTION VALUE		0												
																			BASE TAXABLE VALUE		112,650												
																			TOTAL JUST VALUE		112,650												
																			NCON VALUE		0												
																			INCOME VALUE														
																			PREVIOUS YEAR MKT VALUE		112,650												
DOR CODE		1000	VACANT COMMERCIAL																														
MAP NUM			MKT AREA																04														
NEIGHBORHOOD/LOC		4002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES					SR 200, YULEE															BLD DATE						LGL DATE		04/25/2025				DC	
																				XF DATE						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															