



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 60
Interior Wall	05 DRYWALL 40
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	8 100
Plumbing	11 100
Frame	05 STEEL 100
Story Height	14 100
RMS	12 100
Stories	1.5 1.5 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	8600COUNTY
MAP NUM	
	MKT AREA 04
NEIGHBORHOOD/LOC	4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100	1997	286	5,839
BAS	2,894	100	1997	2,894	59,081
GOF	1,416	210	1997	2,974	60,714
GOF	2,604	210	2025	5,468	111,629
UST	1,416	50	1997	708	14,454
TOTALS	8,616			12,330	251,717

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00
4	0511	GARAGE CB-	0	0	10	10	100.00	SF	40.00
5	0350	CARPORT WD	0	0	4	10	40.00	SF	13.00
6	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00
7	0812	CONCRETE C	0	0	0	0	1,352.00	SF	4.00
8	0803	ASPHALT C	0	0	0	0	33,260.00	SF	2.00
11	0351	CARPORT MT	0	0	40	18	720.00	SF	6.60

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	008600	C	COUNTY	0		PUD	0.00	0.00	155,070.00
2	009605	C	WETLANDS	0		PUD	0.00	0.00	0.65

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	12,330	89.2478	40.83	503,434	1997	2005	0	0	0 50.00	50.00
1 PREFAB MTL - 0% - 0											
Heated Area: 7200 HX Base Yr											

TOTAL OB/XF											
44,284											

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44,284											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		378,021	
TOTAL MARKET OB/XF VALUE		44,284	
TOTAL LAND VALUE - MARKET		543,395	
TOTAL MARKET VALUE		965,700	
SOH/AGL Deduction		361,505	
ASSESSED VALUE		604,195	
TOTAL EXEMPTION VALUE		03 604,195	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		965,700	
NCON VALUE		126,304	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		727,173	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007734	GARAGE/WAREHOUSE	380,721	07/01/2024
B1633152	REPAIR/RRF	21,000	09/01/2016
R1615380	REPAIR/RRF	52,128	09/01/2016
C1531640	XFOB -CRPT STRUCT	2,495	12/01/2015
B25381	REPAIR/RRF	3,500	12/01/2011
B25003	NEW CONSTR	2,473	08/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1037/0381	2/13/2002	WD	U	I	16
GRANTOR: YOUNGBLOOD TERRELL P					
GRANTEE: BOARD OF COUNTY COM					
0787/1036	3/17/1997	WD	Q	V	
GRANTOR: RAYLAND COMPANY INC					
GRANTEE: YOUNGBLOOD TERRELL					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1997;ORIG=0,0] W53 S34 E11 S26 E42 N60 \$									
GOF=[YR=2025;ORIG=-53,0] W27 S13 W24 S31 E9 S16 E42 N26 N34 \$									
GOF=[YR=1997;ORIG=-80,0] W40 S60 E25 N16 W9 N31 E24 N13 \$									
UST=[YR=1997;ORIG=-169,-5] E40 S13 W24 S31 E9 S16 W25 N60 \$									
BAS=[YR=1997;LABEL=equipment strg;ORIG=-53,60] E11 N26 W11 S26 \$									
PTR=[ORIG=0,0] E15 W15 \$									

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

25-2N-28-0000-0002-0420

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