



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									
Exterior Wall 15 CONC BLOCK 70										1304 04 10,129 141.7056 174.30 1,765,485 2016 2016 25 0 0 4.00 71.00										VALUATION BY DIRECT_CAP									
Exterior Wall 17 CB STUCCO 30										1 DEPT STORE - 0% - 0 Heated Area: 10052 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Structure 10 STEEL FRME 100																				BUILDING MARKET VALUE 7,537,190									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 0									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 0									
Interior Floor 07 CORK/VTILE 90																				TOTAL MARKET VALUE 7,537,190									
Interior Floor 11 CLAY TILE 10																				SOH/AGL Deduction 0									
Ceiling 01 FIN.SUSPD 100																				ASSESSED VALUE 7,537,190									
Air Condition 04 ROOF TOP 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 7,537,190									
Fixtures 11 100																				TOTAL JUST VALUE 7,537,190									
Frame Common Wall Story Height 05 STEEL 100 30 100 18 100																				NCON VALUE 0									
RMS 5 100										INCOME VALUE 7,537,190																			
Stories 1. 1. 100 0 100										PREVIOUS YEAR MKT VALUE 7,164,765																			
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
DOR CODE 1600 COMMUNITY SHOPPING																													
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 10,052 100 2016 10,052 243,965																													
PTO 1,548 5 2016 77 9,529																													
TOTALS 11,600 10,129 253,494																													
EXTRA FEATURES										463911 SR 200, YULEE																			
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										BLD DATE 07/23/2021 KK LGL DATE 04/25/2025 DC XF DATE 05/13/2025 REA AG DATE																			
1 0803 ASPHALT C 0 0 0 0 8,134.00 SF 2.00 2.00 100 2012 2012 3 68 11,062																													
2 0400 CONC CURB 0 0 0 0 370.00 LF 15.00 15.00 100 2012 2012 3 94 5,217																													
3 0812 CONCRETE C 0 0 0 0 1,768.00 SF 4.00 4.00 100 2012 2012 3 92 6,506																													
4 0402 CONC BUMPE 0 0 0 0 4.00 UT 25.00 25.00 100 2012 2012 3 94 94																													
5 0803 ASPHALT C 0 0 0 0 8,639.00 SF 2.00 2.00 100 2012 2012 3 68 11,749																													
6 0400 CONC CURB 0 0 0 0 93.00 LF 15.00 15.00 100 2012 2012 3 94 1,311																													
7 0802 ASPHALT B 0 0 0 0 650.00 SF 2.40 2.40 100 2016 2016 3 76 1,186																													
8 0400 CONC CURB 0 0 0 0 80.00 LF 15.00 15.00 100 2016 2016 3 97 1,164																													
9 0803 ASPHALT C 0 0 0 0 2,250.00 SF 2.00 2.00 100 2016 2016 3 76 3,420																													
10 0811 CONCRETE B 0 0 0 0 566.00 SF 5.20 5.20 100 2016 2016 3 95 2,796																													
LAND DESCRIPTION										TOTAL OB/XF 44,505																			
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 001000 C COMMERCIAL 0 0003 PUD 0.00 0.00 219,100.00 SF 1.00 1.00 1.00 8.50 8.50 1,862,350																													
REVIEW DATE 07/23/2021 BY KK										Total Acres: 5.03 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																			



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