

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

37-2N-27-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																																	
Exterior Wall	25	MOD METAL 100								4807	06	7,490	101.8160	46.58	348,884	2018	2018		0	0	22.00	78.00	VALUATION BY								STANDARD																																						
Roof Structur	10	STEEL FRME 100								1 PREFAB MTL - 0% - 0														Heated Area: 6500								HX Base Yr								Tax Group: 4								Tax Dist:																					
Roof Cover	12	MODULAR MT 100																														BUILDING MARKET VALUE								401,845																													
Interior Wall	07	NONE 100																														TOTAL MARKET OB/XF VALUE								161,019																													
Interior Floo	03	CONC FINSH 100																														TOTAL LAND VALUE - MARKET								1,445,285																													
Ceiling	04	NONE 100																														TOTAL MARKET VALUE								2,008,149																													
Air Condition	01	NONE 100																														SOH/AGL Deduction								371,664																													
Heating Type	01	NONE 100																														ASSESSED VALUE								1,636,485																													
Plumbing		11 100																														TOTAL EXEMPTION VALUE								03 1,636,485																													
Frame	05	STEEL 100																														BASE TAXABLE VALUE								0																													
Story Height		16 100																														TOTAL JUST VALUE								2,008,149																													
RMS		5 100																														NCON VALUE								0																													
Stories	1.	1. 100																														INCOME VALUE																																					
Class	00	. 100																														PREVIOUS YEAR MKT VALUE								1,921,911																													
Units		0 100																																																																			
Occupancy	00	NONE 100																																																																			
Quality		04	Quality Level 04																																																																		
DOR CODE		8600	COUNTY																																																																		
MAP NUM			MKT AREA																																																																		
NEIGHBORHOOD/LOC		4002.00																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
BAS	5,600	100	2018	5,600	203,461																																																																
GOF	900	210	2018	1,890	68,668																																																																
TOTALS		6,500			7,490	272,130																																																															
EXTRA FEATURES										86200 GENE LASSERRE BLVD, YULEE										BLD DATE 09/30/2021										KK										LGL DATE										04/25/2025										DC									
																				XF DATE 09/30/2021										KK										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																																																				
1	0803	ASPHALT C	0	0	0	0	30,174.00	SF	2.00	2.00	100	2018	2018	3	80	48,278																																																					
2	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2018	2018	3	92	3,312																																																					
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2018	2018	3	92	2,328																																																					
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2018	2018	3	78	1,872																																																					
5	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	2018	2018	3	100	2,500																																																					
6	0812	CONCRETE C	1	0	50	23	1,150.00	SF	4.00	4.00	100	2018	2018	3	97	4,462																																																					
7	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	1,500																																																					
8	0400	CONC CURB	0	0	0	0	168.00	LF	15.00	15.00	100	2018	2018	3	98	2,470																																																					
9	0812	CONCRETE C	0	0	0	0	2,768.00	SF	4.00	4.00	100	2018	2018	3	97	10,740																																																					
10	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	2018	2018	3	97	1,892																																																					
LAND DESCRIPTION										TOTAL OB/XF										79,354																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																													
1	008600	C	COUNTY		0	IW	0.00	0.00	412,510.00	SF		1.00	1.00	1.00	3.50	3.50	1,443,785																																																				
2	009630	C	SWAMP		0	IW	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500																																																				

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

37-2N-27-0000-0001-0000

[illegible]

