

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							7,324,311			
																		TOTAL MARKET VALUE							7,324,311			
																		SOH/AGL Deduction							0			
																		ASSESSED VALUE							7,324,311			
																		TOTAL EXEMPTION VALUE							0			
																		BASE TAXABLE VALUE							7,324,311			
																		TOTAL JUST VALUE							7,324,311			
																		NCON VALUE							0			
																		INCOME VALUE										
																		PREVIOUS YEAR MKT VALUE							6,737,912			
																		PERMIT NUM							DESCRIPTION	AMT	ISSUED	
																		B240012126							GROUND UP NEW CON	5,997,775	10/29/2024	
																		E18361							ELEC OTHER	0	11/01/2006	
																		CO250005765										
																		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							96067 CHESTER RD, YULEE			
																		BLD DATE										
																		XF DATE										
																		INC DATE										
																		LGL DATE							04/25/2025 DC			
																		LAND 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													
																		BUILDING NOTES										
																		BUILDING DIMENSIONS										

LAND DESCRIPTION													TOTAL OB/XF												
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	CONSVR	
1	001000	C	COMMERCIAL	0		IW	0.00	0.00	791,750.00	SF		1.00	1.00	0.50	18.50	9.25	7,323,688								
2	009606	C	CONSERVATION	0		IW			6.23	AC		1.00	1.00	1.00	100.00	100.00	623								