



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 Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 363,600 TOTAL MARKET VALUE 64,425 SOH/AGL Deduction 56,428 ASSESSED VALUE 7,997 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,997 TOTAL JUST VALUE 363,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 330,000 ALSO SEE PRCL 44-3N-28-0000-0001-0500													
DOR CODE 5600						TIMBERLAND 70-79											PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM						MKT AREA				04																				
NEIGHBORHOOD/LOC						4038.0100																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS						CHESTER RD, YULEE											BLD DATE				LGL DATE		03/31/2023		DC					
EXTRA FEATURES																XF DATE				LAND 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	INC DATE				AG DATE									
																	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	CONSRV						
1	005600	A	TIMBER 3 N S	0		PUD	0.00	0.00	9.49	AC		1.00	1.00	1.00	390.00	390.00	3,701													
2	001000	C	COMMERCIAL	0		PUD	0.00	0.00	4.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	60,000													
3	005901	A	HARDWOOD SI	0		PUD	0.00	0.00	3.22	AC		1.00	1.00	1.00	225.00	225.00	724													
4	009910	M	MARKET VALUE	0		PUD	0.00	0.00	22.00	UT		1.00	1.00	0.92	15,000.00	13,800.00	303,600													
REVIEW DATE 10/01/2024 BY KW																	Total Acres: 15.15		Total Land Value: 64,425		Market: 303,600		Agricultural: 4,425		Common: 60,000		PRINTED 07/30/2025 BY SYS			