



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	PAGE 1 of 1 4											
																		VALUATION SUMMARY											
VALUATION BY																		STANDARD											
Tax Group: 4																		Tax Dist:											
BUILDING MARKET VALUE																		0											
TOTAL MARKET OB/XF VALUE																		5,867											
TOTAL LAND VALUE - MARKET																		317,985											
TOTAL MARKET VALUE																		323,852											
SOH/AGL Deduction																		0											
ASSESSED VALUE																		323,852											
TOTAL EXEMPTION VALUE																		0											
BASE TAXABLE VALUE																		323,852											
TOTAL JUST VALUE																		323,852											
NCON VALUE																		0											
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																		311,321											
DOR CODE																		1001V C W/XFOB											
MAP NUM																		MKT AREA 04											
NEIGHBORHOOD/LOC																		4002.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM	DESCRIPTION	AMT	ISSUED								
																		MH023761	MH MOVE-ON	0	03/03/2002								
																		M025751	H/AC	0	01/01/2002								
																		7268	NEW CONSTR	0	03/06/1991								
TOTALS																													
EXTRA FEATURES																		463526 SR 200, YULEE											
																		BLD DATE											
																		XF DATE											
																		LGL DATE											
																		LAND DATE											
																		AG DATE											
																		04/25/2025 DC											
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	0350	CARPORT WD	0	0	19	19	361.00	SF	13.00	13.00	100	2007	2007	3	27	1,267													
2	0306	BOAT RAMP	0	0	40	10	1.00	UT	3,000.00	3,000.00	100	1971	1971	3	100	3,000													
3	0300	BOAT DCK W	0	0	0	0	200.00	SF	40.00	40.00	100	1980	1980	3	20	1,600													
LAND DESCRIPTION																		TOTAL OB/XF 5,867											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001001	C	V CM/XFOB	0	0007	CG	175.00	343.00	63,597.00	SF		1.00	1.00	0.50	10.00	5.00	317,985												
REVIEW DATE 04/28/2025 BY DC Total Acres: 1.46 Total Land Value: 317,985 Market: 0 Agricultural: 0 Common: 317,985 PRINTED 07/30/2025 BY SYS																													