

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																							
Exterior Wall	05	AVERAGE 100	1701	04	1,247	91.4004	128.42	160,140	2000	2010	0	0	10.00	90.00	VALUATION BY																							
Roof Structur	04	WOOD TRUSS 100	1 OFFICE - 0% - 0												Heated Area: 1204												HX Base Yr											
Roof Cover	12	MODULAR MT 100													VALUATION SUMMARY																							
Interior Wall	05	DRYWALL 100													DIRECT_CAP																							
Interior Floo	09	PINE WOOD 80													Tax Group: 4																							
Interior Floo	14	CARPET 20													Tax Dist:																							
Ceiling	01	FIN.SUSPD 100													BUILDING MARKET VALUE																							
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE																							
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET																							
Fixtures	6	100													TOTAL MARKET VALUE																							
Frame	02	WOOD FRAME 100													SOH/AGL Deduction																							
Story Height	9	100													ASSESSED VALUE																							
RMS	4	100	TOTAL EXEMPTION VALUE																																			
Stories	1.	1. 100	BASE TAXABLE VALUE																																			
Units	0	100	TOTAL JUST VALUE																																			
Occupancy	00	NONE 100	NCON VALUE																																			
Quality			03	Quality Level 03												INCOME VALUE																						
DOR CODE			1700	OFFICE BUILDINGS												PREVIOUS YEAR MKT VALUE																						
MAP NUM			MKT AREA												PERMIT NUM																							
NEIGHBORHOOD/LOC			4002.00												DESCRIPTION																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	AMT												ISSUED																				
BAS	1,204	100	2000	1,204	139,156	SU240009869												FREE STANDING FOA																				
CAN	30	30	2000	9	1,040	B99666												NEW CONSTR																				
CAN	104	30	2001	31	3,583																																	
DCK	6	10	2000	1	115																																	
STP	24	10	2000	2	231																																	
TOTALS			1,368		1,247	144,126	86058 ST PETER BLVD, YULEE												SALES DATA																			
EXTRA FEATURES															OFF RECORD Number												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	0812	CONCRETE C	0	0	0	0	4,835.00	SF	4.00	4.00	100	2000	2000	3	77	14,892																						
2	1242	WD DECK A	0	0	37	4	148.00	SF	10.00	10.00	100	2000	2000	3	20	296																						
3	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	84	21																						
4	0479	VF PICKET	0	0	0	0	38.00	LF	5.00	5.00	100	2001	2001	3	52	99																						
5	0472	VF 2 RAIL	0	0	0	0	42.00	LF	15.00	15.00	100	2001	2001	3	52	328																						
6	1128	BRICK 12"	0	0	0	0	36.00	SF	14.00	14.00	100	2001	2001	3	94	474																						
7	1128	BRICK 12"	0	0	0	0	48.00	SF	14.00	14.00	100	2001	2001	3	94	632																						
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	48	216																						
LAND DESCRIPTION															TOTAL OB/XF												16,958											
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																				
1	001700	C	1STORY OFF	0	0003	CPO	65.00	339.00	22,651.00	SF		1.00	1.00	1.00	10.00	10.00	226,510																					
REVIEW DATE			09/16/2024												BY												KWA											
Total Acres:			0.00												Total Land Value:												0											
Market:			0												Agricultural:												0											
Common:			0												PRINTED 07/30/2025 BY												SYS											