

FISHER STEVEN
463140 SR 200
YULEE, FL 32097

39-3N-25-1139-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																			
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					309,575																			
																									TOTAL MARKET VALUE					309,575																			
																									SOH/AGL Deduction					110,656																			
																									ASSESSED VALUE					198,919																			
																									TOTAL EXEMPTION VALUE					0																			
																									BASE TAXABLE VALUE					198,919																			
																									TOTAL JUST VALUE					309,575																			
																									NCON VALUE					0																			
																									INCOME VALUE																								
																									PREVIOUS YEAR MKT VALUE					298,900																			
DOR CODE		9900											NO AG ACREAGE																																				
MAP NUM													MKT AREA				05																																
NEIGHBORHOOD/LOC		5016.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA			SUBAREA MARKET VALUE																																										
TOTALS																								BLD DATE													LGL DATE												
																								XF DATE													LAND DATE												
																								INC DATE													AG DATE												
EXTRA FEATURES		152569 CR 108, HILLIARD											ORIG COND		YEAR ON		YEAR ACTUAL		Q	% COND	OB/XF MKT VALUE		05/09/2025 MLU																										
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																											
LAND DESCRIPTION													TOTAL OB/XF											0																									
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	009900	C	ACREAGE NON-			0		OR	0.00	0.00	21.35	AC		1.00	1.00	1.00	14,500.00	14,500.00	309,575																														