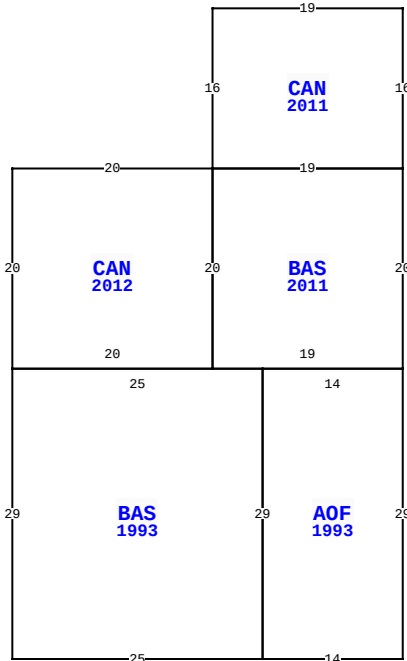


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	17	CB STUCCO 70		2501	06	2,067	78.3377	67.17	138,840	1985	1989		0	0	0	45.50	54.50	VALUATION BY		STANDARD														
Exterior Wall	05	AVERAGE 30		1 SERV SHOP - 0% - 2017										Heated Area: 1511					HX Base Yr 2017					Tax Group: 4		Tax Dist:								
Roof Structur	04	WOOD TRUSS 100																						BUILDING MARKET VALUE		123,970								
Roof Cover	03	COMP SHNGL 70																						TOTAL MARKET OB/XF VALUE		25,414								
Roof Cover	12	MODULAR MT 30																						TOTAL LAND VALUE - MARKET		320,600								
Interior Wall	01	MINIMUM 70																						TOTAL MARKET VALUE		469,984								
Interior Wall	07	NONE 30																						SOH/AGL Deduction		287,027								
Interior Floo	03	CONC FINSH 100																						ASSESSED VALUE		182,957								
Ceiling	03	PART.FIN. 100																						TOTAL EXEMPTION VALUE		50,722								
Air Condition	99	N/A 100																						BASE TAXABLE VALUE		132,235								
Heating Type	01	NONE 100																						TOTAL JUST VALUE		469,984								
Plumbing		2 100		NCON VALUE		0																												
Frame	03	MASONRY 100		INCOME VALUE																														
Story Height		12 100		PREVIOUS YEAR MKT VALUE		388,173																												
RMS		3 100																																
Stories		1. 100																																
Class	00	. 100																																
Units		0 100																																
QUBS	03	QUBS 10001 03																																
DOR CODE	0200		MOBILE HOME																															
MAP NUM		MKT AREA		04																														
NEIGHBORHOOD/LOC	4051.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
AOF	406	185	1993	751	27,493																													
BAS	725	100	1993	725	26,540																													
BAS	380	100	2011	380	13,911																													
CAN	304	30	2011	91	3,331																													
CAN	400	30	2012	120	4,393																													
TOTALS	2,215			2,067	75,668																													
EXTRA FEATURES					850560 US HWY 17, YULEE										BLD DATE 01/29/2021					KK					LGL DATE 03/18/2025					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																	
1	0203	BARN MTL 0	0	100	10	10	100.00	SF	18.00	18.00	100	1985	1985	3	20	360																		
2	0430	CL FNC 6B	0	0	0	0	1,000.00	LF	9.70	9.70	100	1981	1981	3	20	1,940																		
3	0811	CONCRETE B	0	100	0	0	1,300.00	SF	5.20	5.20	100	1985	1985	3	44	2,974																		
4	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	20	240																		
5	6001	ROLLUP DR	0	100	0	0	1.00	UT	400.00	400.00	100	2011	2011	3	45	180																		
6	6001	ROLLUP DR	0	100	0	0	2.00	UT	400.00	400.00	100	1990	1990	3	20	160																		
7	0812	CONCRETE C	0	100	0	0	2,665.00	SF	4.00	4.00	100	2000	2000	3	77	8,208																		
8	0681	POLE SHED	0	100	28	16	448.00	SF	15.00	15.00	100	2016	2016	3	78	5,242																		
9	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2016	2016	3	70	2,016																		
10	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2016	2016	3	78	1,170																		
LAND DESCRIPTION										TOTAL OB/XF										22,490														
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	000200	C	MBL HM SUB	100	0004	CI	200.00	403.00	80,150.00	SF		1.00	1.00	1.00	4.00	4.00	320,600																	

