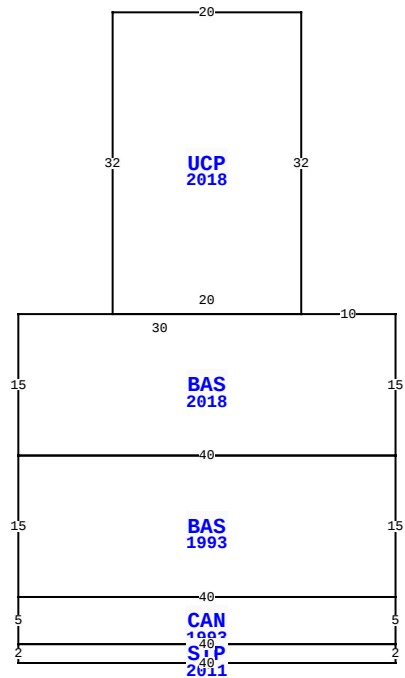




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	25	MOD METAL 70		1101	04	1,396	94.9620	132.47	184,928	1986	1986	0	0	0	50.00	50.00	VALUATION BY																		
Exterior Wall	16	WD FR STUC 30		1 RETAILSTOR - 0% - 0										Heated Area: 1200										HX Base Yr											
Roof Structure	10	STEEL FRME 100																																	
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	04	PLYWOOD 70																																	
Interior Wall	06	CUST PANEL 30																																	
Interior Floor	03	CONC FINSH 100																																	
Ceiling	01	FIN.SUSPD 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Fixtures	5	100																																	
Frame	05	STEEL 100																																	
Story Height	10	100																																	
RMS	1	100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
BUD8 Adjustme	04	DIST 01 100																																	
Occupancy	00	OWNER OCC 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	1100	STORES, 1 STORY																																	
MAP NUM		MKT AREA		04																															
NEIGHBORHOOD/LOC	4051.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	600	100	1993	600	39,741																														
BAS	600	100	2018	600	39,741																														
CAN	200	30	1993	60	3,974																														
STP	80	10	2011	8	530																														
UCP	640	20	2018	128	8,478																														
TOTALS	2,120			1,396	92,464																														
EXTRA FEATURES						850717 US HWY 17, YULEE																													
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	0803	ASPHALT C	0	0	0	0	4,550.00	SF	2.00	2.00	100	1986	1986	3	50	4,550																			
2	0424	CL FNC 6'	0	0	0	0	340.00	LF	20.00	20.00	100	1986	1986	3	22	1,496																			
3	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2018	2018	3	92	828																			
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1986	1986	3	23	358																			
5	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200																			
6	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480																			
7	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840																			
8	0424	CL FNC 6'	0	0	0	0	260.00	LF	20.00	20.00	100	2018	2018	3	92	4,784																			
9	0730	LOAD RAMP	0	0	0	0	500.00	LF	6.08	6.08	100	2015	2015	3	98	2,977																			
10	0510	GARAGE WD-	0	0	24	20	480.00	SF	43.75	43.75	100	2015	2015	3	75	15,750																			
LAND DESCRIPTION						TOTAL OB/XF										33,263																			
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	001100	C	STORE 1FLR	0	0004	IW	0.00	0.00	42,024.00	SF		1.00	1.00	1.00	3.00	3.00	126,072																		



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 2 of 2																							
																		VALUATION BY																							
																		Tax Group: 4												STANDARD											
																		BUILDING MARKET VALUE												92,464											
																		TOTAL MARKET OB/XF VALUE												35,293											
																		TOTAL LAND VALUE - MARKET												126,872											
																		TOTAL MARKET VALUE												253,739											
																		SOH/AGL Deduction												29,721											
																		ASSESSED VALUE												224,018											
																		TOTAL EXEMPTION VALUE												0											
																		BASE TAXABLE VALUE												224,018											
DOR CODE						1100						STORES, 1 STORY																													
MAP NUM												MKT AREA						04																							
NEIGHBORHOOD/LOC						4051.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES																																									
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																									
11	4950	BOLLARD	0	0	0	6.00	UT	50.00	50.00	100	2015	2015	3	100	300																										
12	0351	CARPORT MT	0	0	20	400.00	SF	5.00	5.00	100	2019	2019	3	82	1,640																										
LAND DESCRIPTION																		TOTAL OB/XF 1,940																							
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																	
REVIEW DATE 05/24/2019 BY KW Total Acres: 0.00 Total Land Value: 126,072 Market: 0 Agricultural: 0 Common: 126,072 PRINTED 07/30/2025 BY SYS																																									