

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							PAGE 1 of 1	4		
																		VALUATION BY		STANDARD								
																		Tax Group: 4		Tax Dist:								
																		BUILDING MARKET VALUE		0								
																		TOTAL MARKET OB/XF VALUE		0								
																		TOTAL LAND VALUE - MARKET		537,880								
																		TOTAL MARKET VALUE		537,880								
																		SOH/AGL Deduction		257,620								
																		ASSESSED VALUE		280,260								
																		TOTAL EXEMPTION VALUE		0								
																		BASE TAXABLE VALUE		280,260								
																		TOTAL JUST VALUE		537,880								
																		NCON VALUE		0								
																		INCOME VALUE										
																		PREVIOUS YEAR MKT VALUE		506,240								
DOR CODE	0000 VACANT																											
MAP NUM						MKT AREA												04										
NEIGHBORHOOD/LOC		4053.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
EXTRA FEATURES						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												
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	000192	C	UNDEVELOP	0	0004	PUD	0.00	0.00	9.04	AC		1.00	1.00	0.70	85,000.00	59,500.00	537,880											