

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																	
																			VALUATION BY		STANDARD															
																			Tax Group: 4		Tax Dist:															
																			BUILDING MARKET VALUE								0									
																			TOTAL MARKET OB/XF VALUE								0									
																			TOTAL LAND VALUE - MARKET								99,450									
																			TOTAL MARKET VALUE								99,450									
																			SOH/AGL Deduction								53,389									
																			ASSESSED VALUE								46,061									
																			TOTAL EXEMPTION VALUE								0									
																			BASE TAXABLE VALUE								46,061									
						TOTAL JUST VALUE								99,450																						
						NCON VALUE								0																						
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE								83,200																						
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																				05/08/2025		MLU														
EXTRA FEATURES										OFF CALAWAY DR, YULEE										BLD DATE						LGL DATE										
																				XF DATE						LAND DATE										
																				INC DATE						AG 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																		