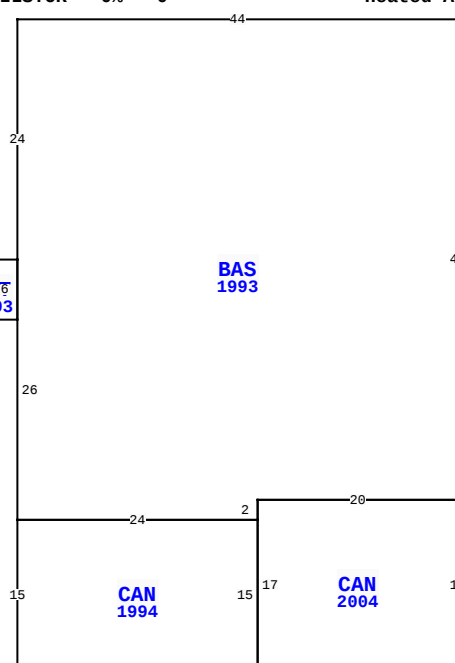


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																														
Exterior Wall	05	AVERAGE	100	1101	04	2,385	56.7737	79.20	188,892	1934	1950	0	0	0	50.00	50.00																											
Roof Structure	04	WOOD TRUSS	100	1 RETAILSTOR - 0% - 0										Heated Area: 2160										HX Base Yr																			
Roof Cover	12	MODULAR MT	90																					VALUATION BY										STANDARD									
Roof Cover	04	BUILT-UP	10																					BUILDING MARKET VALUE										94,446									
Interior Wall	07	NONE	70																					TOTAL MARKET OB/XF VALUE										589									
Interior Wall	04	PLYWOOD	30																					TOTAL LAND VALUE - MARKET										57,008									
Interior Floo	03	CONC FINSH	100																					TOTAL MARKET VALUE										152,043									
Ceiling	04	NONE	100																					SOH/AGL Deduction										19,859									
Air Condition	03	CENTRAL	100																					ASSESSED VALUE										132,184									
Heating Type	04	AIR DUCTED	100																					TOTAL EXEMPTION VALUE										0									
Fixtures	02	2	100																					BASE TAXABLE VALUE										132,184									
Frame	02	WOOD FRAME	100																					TOTAL JUST VALUE										152,043									
Story Height	9	100												NCON VALUE										0																			
RMS	1	100												INCOME VALUE																													
Stories	1.	1.100												PREVIOUS YEAR MKT VALUE										190,602																			
Units	0	100																																									
BUD8 Adjustme	04	DIST 01	100																																								
Occupancy	00	NONE	100																																								
Quality	02	Quality Level	02																																								
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	2,160	100	1993	2,160	85,536																																						
CAN	360	30	1994	108	4,277																																						
CAN	340	30	2004	102	4,039																																						
FST	30	50	1993	15	594																																						
TOTALS		2,890		2,385	94,446	FC END OF 2025 FOR BEING REMODELING										06/06/2025																											
EXTRA FEATURES		850395 US HWY 17, YULEE										06/06/2025										KW																					
												LGL DATE										03/19/2025																					
												LAND DATE										DC																					
												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																											
1	0803	ASPHALT C	0	0	0	2,135.00	SF	1.80	1.80	1	1989	1989	3	1	38																												
2	0972	ST LGHT UN	0	0	0	1.00	UT	2,150.50	2,150.50	1	1990	1990	3	1	22																												
5	0810	CONCRETE A	0	0	0	480.00	SF	6.50	6.50	1	2003	2003	3	1	31																												
6	0803	ASPHALT C	0	0	0	8,476.00	SF	2.00	2.00	1	2003	2003	3	1	170																												
7	4950	BOLLARD	0	0	0	4.00	UT	100.00	100.00	1	2003	2003	3	1	4																												
9	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	1	2020	2020	3	1	108																												
10	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	1	2020	2020	3	1	108																												
11	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	1	2018	2018	3	1	108																												
LAND DESCRIPTION																	TOTAL OB/XF										589																
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	001100	C	STORE 1FLR	0		CI	0.00	0.00	16,767.00	SF		1.00	1.00	0.85	4.00	3.40	57,008																										