



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: 100 TOTAL MARKET VALUE: 100 SOH/AGL Deduction: 0 ASSESSED VALUE: 100 TOTAL EXEMPTION VALUE: 0 BASE TAXABLE VALUE: 100 TOTAL JUST VALUE: 100 NCON VALUE: 0 INCOME VALUE: PREVIOUS YEAR MKT VALUE: 100									
DOR CODE: 0005 COMMON S/D LANDS										MAP NUM: MKT AREA: 04										NEIGHBORHOOD/LOC: 4091.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										NASSAU CROSSING WAY, YULEE										BLD DATE: LGL DATE: XF DATE: LAND DATE: INC DATE: AG DATE:											
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										SALES DATA OFF RECORD Number: 2364/0852 DATE: 5/22/2020 TYPE INST: QC U V RSN CD: 11 SALE PRICE: 100 GRANTOR: PATRIOT RIDGE LLP GRANTEE: NASSAU CROSSING OWN											
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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00		100.00	100.00		100												
REVIEW DATE: 03/13/2020 BY: JG										Total Acres: 0.00 Total Land Value: 100										Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS											