



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			
DOR CODE 0001 VAC W/XFOB																	Tax Group: 4 Tax Dist:				
MAP NUM MKT AREA 04																	BUILDING MARKET VALUE 0				
NEIGHBORHOOD/LOC 4051.00																	TOTAL MARKET OB/XF VALUE 3,566				
TOTALS																	TOTAL LAND VALUE - MARKET 188,680				
EXTRA FEATURES 850736 US HWY 17, YULEE																	TOTAL MARKET VALUE 192,246				
BLD DATE 02/09/2022 LGL DATE 03/18/2025																	SOH/AGL Deduction 61,757				
XF DATE 02/09/2022 INC DATE																	ASSESSED VALUE 130,489				
INC DATE																	TOTAL EXEMPTION VALUE 0				
																	BASE TAXABLE VALUE 130,489				
																	TOTAL JUST VALUE 192,246				
																	NCON VALUE 0				
																	INCOME VALUE				
																	PREVIOUS YEAR MKT VALUE 145,667				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/0294	5/08/2018	WD Q	Q	V	02	100,300
GRANTOR: FIRST COAST CABLE CON						
GRANTEE: PLUNGIS RICHARD & C						
0605/0470	8/22/1990	WD Q	Q	V		45,000
GRANTOR: BLACKMON & SHEFFIELD						
GRANTEE: FIRST COAST CABLE						

BUILDING NOTES			

BUILDING DIMENSIONS			

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	0430	CL FNC 6B	0	0	0	590.00	LF	9.70	9.70	100	1992	1992	3	28	1,602	
2	0430	CL FNC 6B	0	0	0	123.00	LF	9.70	9.70	100	2020	2020	3	95	1,133	
3	0467	FNC GT 25'	0	0	0	1.00	UT	875.00	875.00	100	2020	2020	3	95	831	

LAND DESCRIPTION																	TOTAL OB/XF							
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	001001	C	V CM/XFOBT	0		CI	0.00	0.00	93,315.00	SF		1.00	1.00	0.50	4.00	2.00	186,630							
2	009600	C	WASTELAND	0		CI	0.00	0.00	0.82	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,050							