

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		17,479												
																					TOTAL LAND VALUE - MARKET		85,000												
																					TOTAL MARKET VALUE		102,479												
																					SOH/AGL Deduction		25,423												
																					ASSESSED VALUE		77,056												
																					TOTAL EXEMPTION VALUE		0												
																					BASE TAXABLE VALUE		77,056												
																					TOTAL JUST VALUE		102,479												
																					NCON VALUE		0												
																					INCOME VALUE														
																					PREVIOUS YEAR MKT VALUE		97,741												
DOR CODE		0001		VAC		W/XFOB																													
MAP NUM						MKT AREA				04																									
NEIGHBORHOOD/LOC		4048		.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES						85343 STEPHEN RD, 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																		
1	0810	CONCRETE A	0	0	20	24	480.00	SF	6.50	6.50	100	1984	1984	3	41	1,279																			
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100		0	3	100	6,000																			
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100		0	3	100	6,000																			
4	0680	POLE SHED	0	0	28	20	560.00	SF	10.00	10.00	100	2024	2015		75	4,200																			
LAND DESCRIPTION						TOTAL OB/XF														17,479															
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	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																		