

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										VALUATION SUMMARY										PAGE 1 of 5									
CD CONSTRUCTION										TYPE										MDL									
Exterior Wall										3803										04									
Roof Structure										206										90.7200									
Roof Cover										1										RSTRM BLDG - 0% - 2023									
Interior Wall										25										Heated Area: 136									
Interior Floor										03										CONC FINSH 100									
Ceiling										02										F.NOT SUS 100									
Air Condition										01										NONE 100									
Heating Type										01										NONE 100									
Fixtures										4										100									
Frame										02										WOOD FRAME 100									
Story Height										8										100									
RMS										2										100									
Stories										1.										100									
Units										0										100									
Occupancy										00										NONE 100									
Quality										03										Quality Level 03									
DOR CODE										8600										COUNTY									
MAP NUM																				MKT AREA									
NEIGHBORHOOD/LOC										5001.00										05									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										136										100									
CAN										125										30									
FST										64										50									
TOTALS										325										206									
EXTRA FEATURES										153322 CR 108, YULEE										206									
BLD DATE										07/26/2022										HS									
XF DATE										07/26/2022										HS									
INC DATE																				LGL DATE									
																				LAND DATE									
																				AG DATE									
L N										OB/XF CODE										DESCRIPTION									
BLD										CAP										L									
W										UNITS										UT									
Adj R										ADJ UNIT PRICE										ORIG COND									
YEAR ON										Q										% COND									
OB/XF MKT VALUE										NOTES																			
1										0812										CONCRETE C									
2										0400										CONC CURB									
3										0810										CONCRETE A									
4										0810										CONCRETE A									
5										0810										CONCRETE A									
6										0444										BOX FNC 4'									
7										0972										ST LGHT UN									
8										0975										ST LT/ARM									
9										0972										ST LGHT UN									
10										0920										CWALL-WD/M									
LAND DESCRIPTION										TOTAL OB/XF										329,227									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
1										008600										C									
COUNTY										0										GPU									
0.00										0.00										8.94									
AC										1.00										1.00									
1.00										19,500.00										19,500.00									
174,330																													
REVIEW DATE										07/26/2022										BY									
HS										Total Acres: 8.94										Total Land Value: 174,330									
Market: 0										Agricultural: 0										Common: 174,330									
PRINTED 07/30/2025 BY SYS																													

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

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