

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 85,000 TOTAL MARKET VALUE 85,000 SOH/AGL Deduction 35,395 ASSESSED VALUE 49,605 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,605 TOTAL JUST VALUE 85,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,000																							
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0167/0378 1/01/1974 WD Q V CD 3,700 GRANTOR: GRANTEE:																							
MAP NUM MKT AREA 04																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU																							
NEIGHBORHOOD/LOC 4031.00																				BUILDING NOTES BUILDING DIMENSIONS																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
							TOTALS																																				
EXTRA FEATURES										DANIEL LN, 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																										
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	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	0008	RSP-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																									
REVIEW DATE 04/11/2025 BY MLU																		Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000										PRINTED 07/30/2025 BY SYS															