

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					115,000					
																			TOTAL MARKET VALUE					115,000					
																			SOH/AGL Deduction					48,977					
																			ASSESSED VALUE					66,023					
																			TOTAL EXEMPTION VALUE					0					
																			BASE TAXABLE VALUE					66,023					
																			TOTAL JUST VALUE					115,000					
																			NCON VALUE					0					
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE					115,000					
DOR CODE		0000		VACANT																									
MAP NUM					MKT AREA						04																		
NEIGHBORHOOD/LOC		4032.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES					BLACKBEARDS WAY, YULEE										BLD DATE						LGL DATE		06/16/2023		MLU				
															XF DATE						LAND DATE								
															INC DATE						AG DATE								
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											