



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7600	MORTUARY/CEMETERY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	1993	1,807	166,687
BAS	483	100	2006	483	44,554
FOP	20	30	1993	6	554
FOP	64	30	1993	19	1,752
FST	64	50	2006	32	2,952

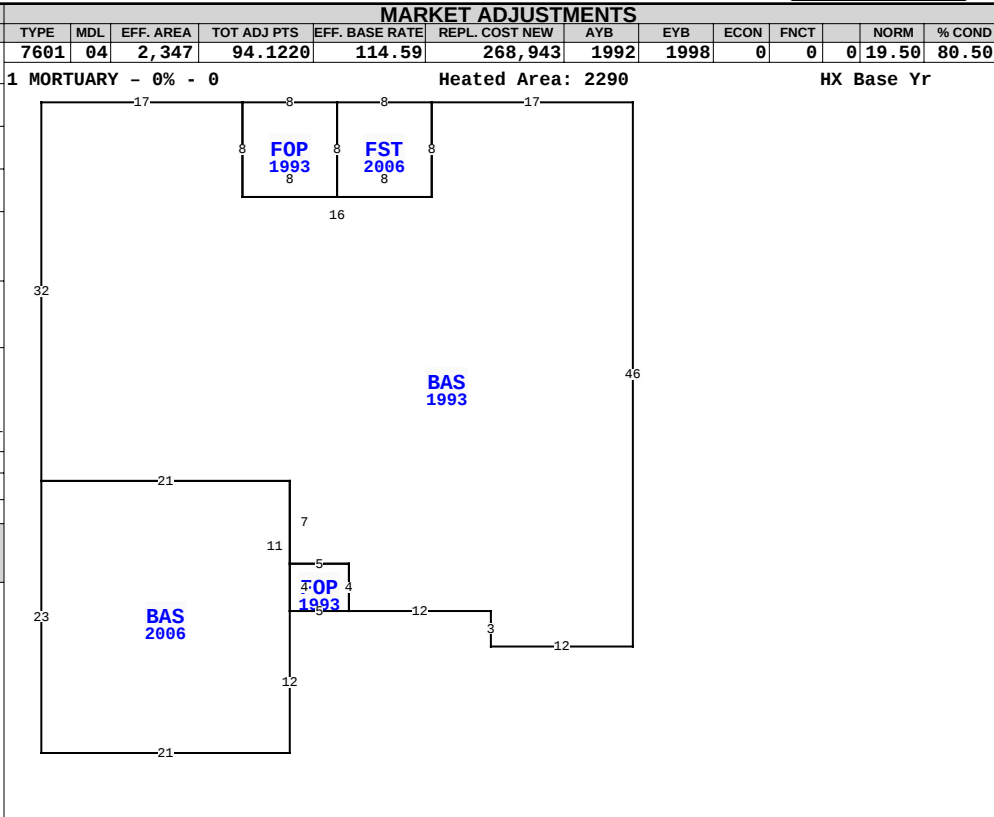
TOTALS	2,438			2,347	216,499
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EXTRA FEATURES

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	0525	GAZEBO	0	0	0	0	1.00	UT	25,000.00	25,000.00	100	1998	1998	3	25	6,250	
2	0803	ASPHALT C	0	0	0	0	28,500.00	SF	2.00	2.00	100	1981	1981	3	50	28,500	
3	0812	CONCRETE C	0	0	0	0	2,405.00	SF	4.00	4.00	100	1992	1992	3	62	5,964	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
5	0803	ASPHALT C	0	0	0	0	13,884.00	SF	2.00	2.00	100	2000	2000	3	50	13,884	
6	0812	CONCRETE C	0	0	0	0	3,020.00	SF	4.00	4.00	100	2000	2000	3	77	9,302	
7	0812	CONCRETE C	0	0	0	0	2,414.00	SF	4.00	4.00	100	2006	2006	3	86	8,304	
8	0424	CL FNC 6'	0	0	0	0	2,804.00	LF	20.00	20.00	100	2000	2000	3	48	26,918	
9	0443	STK FNC 6'	0	0	0	0	804.00	LF	10.00	10.00	100	2004	2004	3	21	1,688	
10	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	83	104	

LAND DESCRIPTION

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	007600	C	MORTUARY	0		OR	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.35	1.35	58,806							
2	007610	C	CEMETERY	0		OR	0.00	0.00	1.00	AC		1.00	1.00	0.24	50,000.00	11,875.00	11,875							
3	007610	C	CEMETERY	0		OR	0.00	0.00	3.00	AC		1.00	1.00	0.25	50,000.00	12,500.00	37,500							
4	007610	C	CEMETERY	0		OR	0.00	0.00	10.54	AC		1.00	1.00	0.25	50,000.00	12,500.00	131,750							



BLD DATE	07/12/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

96281 GREEN PINE RD, YULEE

TOTAL OB/XF																	103,574
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	0525	GAZEBO	0	0	0	0	1.00	UT	25,000.00	25,000.00	100	1998	1998	3	25	6,250	
2	0803	ASPHALT C	0	0	0	0	28,500.00	SF	2.00	2.00	100	1981	1981	3	50	28,500	
3	0812	CONCRETE C	0	0	0	0	2,405.00	SF	4.00	4.00	100	1992	1992	3	62	5,964	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
5	0803	ASPHALT C	0	0	0	0	13,884.00	SF	2.00	2.00	100	2000	2000	3	50	13,884	
6	0812	CONCRETE C	0	0	0	0	3,020.00	SF	4.00	4.00	100	2000	2000	3	77	9,302	
7	0812	CONCRETE C	0	0	0	0	2,414.00	SF	4.00	4.00	100	2006	2006	3	86	8,304	
8	0424	CL FNC 6'	0	0	0	0	2,804.00	LF	20.00	20.00	100	2000	2000	3	48	26,918	
9	0443	STK FNC 6'	0	0	0	0	804.00	LF	10.00	10.00	100	2004	2004	3	21	1,688	
10	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	83	104	

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										498,883		
TOTAL MARKET OB/XF VALUE										109,194		
TOTAL LAND VALUE - MARKET										239,931		
TOTAL MARKET VALUE										848,008		
SOH/AGL Deduction										70,635		
ASSESSED VALUE										777,373		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										777,373		
TOTAL JUST VALUE										848,008		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										847,706		
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
C0617216				C0 ISSUED				0		01/01/2006		
B0617216				NEW CONSTR				0		01/01/2006		
950862				REMODEL				0		02/01/1995		
7753				NEW CONSTR				68,402		01/06/1992		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD		SALE PRICE		
0408/0173		12/01/1983		QC	U	V				100		
GRANTOR:												
GRANTEE:												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W17 FST=[YR=2006] W8 FOP=[YR=1993] W8 S8 E8 N8\$ S8 E8 N8\$ S8 W16 N8 W17 S32 BAS=[YR=2006] S23 E21 N12 FOP=[YR=1993] E5N4 W5 S4\$ N11 W21\$ E21 S7 E5 S4 E12 S3 E12 N46\$.												



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

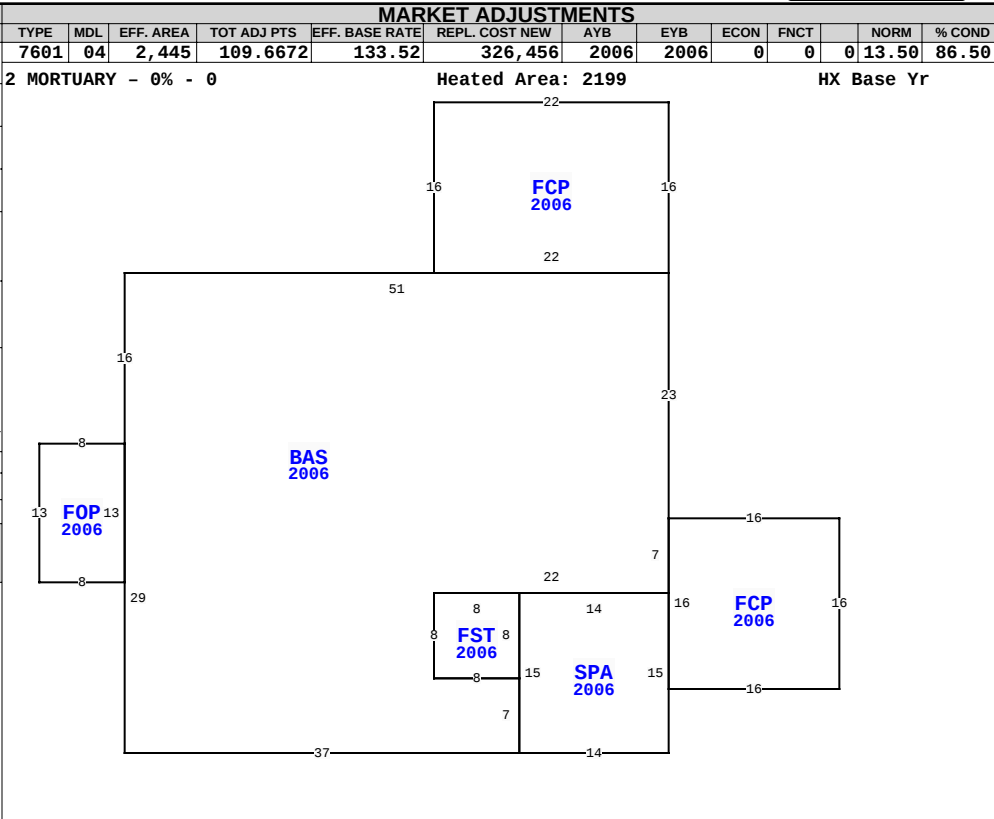
Quality	04	Quality Level 04
DOR CODE	7600	MORTUARY/CEMETERY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2006	2,021	233,415
FCP	256	30	2006	77	8,893
FCP	352	30	2006	106	12,242
FOP	104	30	2006	31	3,580
FST	64	50	2006	32	3,696
SPA	210	85	2006	178	20,558

TOTALS	3,007			2,445	282,384
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0940	SHEDS/PORT	0	0	20	10	200.00	SF	18.30
12	0382	CHILLER	0	0	8	8	64.00	SF	92.50
13	0351	CARPORT MT	0	0	24	16	384.00	SF	10.00



BLD DATE	07/12/2018	KK	LGL DATE	
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
11	0940	SHEDS/PORT	0	0	20	10	200.00	SF	18.30	18.30	100	2004	2004	3	21	769	
12	0382	CHILLER	0	0	8	8	64.00	SF	92.50	92.50	100	2006	2006	3	56	3,315	
13	0351	CARPORT MT	0	0	24	16	384.00	SF	10.00	10.00	100	2010	2010	3	40	1,536	

LAND DESCRIPTION										TOTAL OB/XF						5,620			
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	LA VAL		

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		498,883	
TOTAL MARKET OB/XF VALUE		109,194	
TOTAL LAND VALUE - MARKET		239,931	
TOTAL MARKET VALUE		848,008	
SOH/AGL Deduction		70,635	
ASSESSED VALUE		777,373	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		777,373	
TOTAL JUST VALUE		848,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		847,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE		
0408/0173	12/01/1983	QC	U	V			100		
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=2006] W16 BAS=[YR=2006] N23 FCP=[YR=2006] N16 W22 S16 E22\$ W51 S16 FOP=[YR=2006] W8 S13 E8 N13\$ S29 E37 SPA=[YR=2006] E14 N15 W14 S15\$ N7 FST=[YR=2006] N8 W8 S8 E8\$ W8 N8 E22 N7\$ S16 E16 N16\$.									