

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		176,350									
																				TOTAL MARKET VALUE		176,350									
																				SOH/AGL Deduction		0									
																				ASSESSED VALUE		176,350									
																				TOTAL EXEMPTION VALUE		0									
																				BASE TAXABLE VALUE		176,350									
																				TOTAL JUST VALUE		176,350									
																				NCON VALUE		0									
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE		166,050									
DOR CODE		0000		VACANT																											
MAP NUM					MKT AREA																	04									
NEIGHBORHOOD/LOC		4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				04/11/2025		MLU									
EXTRA FEATURES						CHESTER RD, YULEE														BLD DATE				LGL DATE		04/11/2025		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													