

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:						0						
																			BUILDING MARKET VALUE										0						
																			TOTAL MARKET OB/XF VALUE										0						
																			TOTAL LAND VALUE - MARKET										606						
																			TOTAL MARKET VALUE										606						
																			SOH/AGL Deduction										0						
																			ASSESSED VALUE										606						
																			TOTAL EXEMPTION VALUE										0						
																			BASE TAXABLE VALUE										606						
						TOTAL JUST VALUE										606																			
						NCON VALUE										0																			
						INCOME VALUE																													
						PREVIOUS YEAR MKT VALUE										606																			
DOR CODE		0000		VACANT																															
MAP NUM				MKT AREA																				04											
NEIGHBORHOOD/LOC		4086.0200																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES																								WILDLIGHT AV, 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										0															
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		PD - E	0.00	0.00	3.03	AC		1.00	1.00	1.00	200.00	200.00	606																	
REVIEW DATE		07/15/2022		BY	RDC	Total Acres: 3.03		Total Land Value: 606				Market: 0				Agricultural: 0				Common: 606				PRINTED 07/30/2025 BY SYS											