

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		60,000																	
																		TOTAL MARKET VALUE		60,000																	
																		SOH/AGL Deduction		0																	
																		ASSESSED VALUE		60,000																	
																		TOTAL EXEMPTION VALUE		0																	
																		BASE TAXABLE VALUE		60,000																	
																		TOTAL JUST VALUE		60,000																	
																		NCON VALUE		0																	
																		INCOME VALUE																			
																		PREVIOUS YEAR MKT VALUE		16,267																	
DOR CODE						0000											VACANT																				
MAP NUM																	04																				
NEIGHBORHOOD/LOC																	4094.00																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																					
EXTRA FEATURES						652 DEL WEBB PKWY, 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	000310	C	TOWNHOUSE	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																				
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS																																					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES

BUILDING DIMENSIONS