



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																		
Exterior Wall	15	CONC BLOCK 80				0303	04	2,882	66.6120	72.61	209,262	1972	1972	0	0	0	25.65	74.35	VALUATION BY				STANDARD														
Exterior Wall	05	AVERAGE 20				1 CLUB HOUSE - 0% - 0										Heated Area: 2876										HX Base Yr											
Roof Structure	04	WOOD TRUSS 100																		Tax Group: 4				Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE				155,586													
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE				5,664													
Interior Floor	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET				50,000													
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE				211,250													
Air Condition	01	NONE 100																		SOH/AGL Deduction				48,255													
Heating Type	01	NONE 100																		ASSESSED VALUE				162,995													
Fixtures	2	100																		TOTAL EXEMPTION VALUE				10													
Frame	03	MASONRY 100																		BASE TAXABLE VALUE				0													
Story Height		14 100																		TOTAL JUST VALUE				211,250													
RMS		5 100																		NCON VALUE				0													
Stories	1.	1. 100																		INCOME VALUE																	
Units		0 100				PREVIOUS YEAR MKT VALUE				210,097																											
BUD8 Adjustme	04	DIST 01 100																																			
Occupancy	00	NONE 100																																			
Quality	03	Quality Level 03																																			
DOR CODE	7700	CLUBS/LODGES/HALLS																																			
MAP NUM				MKT AREA				04																													
NEIGHBORHOOD/LOC								4053.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
AOF	704	100	1993	704	38,005																																
AOF	280	100	2001	280	15,116																																
BAS	1,892	100	1993	1,892	102,141																																
UOP	28	20	2001	6	324																																
TOTALS																								2,904				2,882		155,586							
EXTRA FEATURES																								86048 GOODBREAD RD, 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		
1	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1972	1972	3	20	240																					
2	0803	ASPHALT C	0	0	0	0	4,700.00	SF	2.00	2.00	100	1972	1972	3	50	4,700																					
3	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1995	1995	3	20	250																					
4	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	1995	1995	3	68	292																					
5	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	1990	1990	3	27	182																					
LAND DESCRIPTION																																					
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	007700	C	CLUB		0	0003	GPU	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	5.00	5.00	50,000																			
REVIEW DATE		08/23/2022		BY		HSA		Total Acres: 0.23		Total Land Value: 50,000		Market: 0		Agricultural: 0		Common: 50,000		PRINTED 07/30/2025 BY SYS																			