

IN OR 22/159 & OR 124/181
(PARCEL 13-2 & 13-3)
R583306 & R583307

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

51-3N-27-0000-0013-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 8600 COUNTY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,047	100	1993	4,047	339,936
CAN	36	30	1993	11	924
CAN	597	30	1994	179	15,035
FGR	1,056	60	1994	634	53,254
FGR	297	60	2004	178	14,952
STP	30	10	1993	3	252

TOTALS 6,063 5,052 424,353

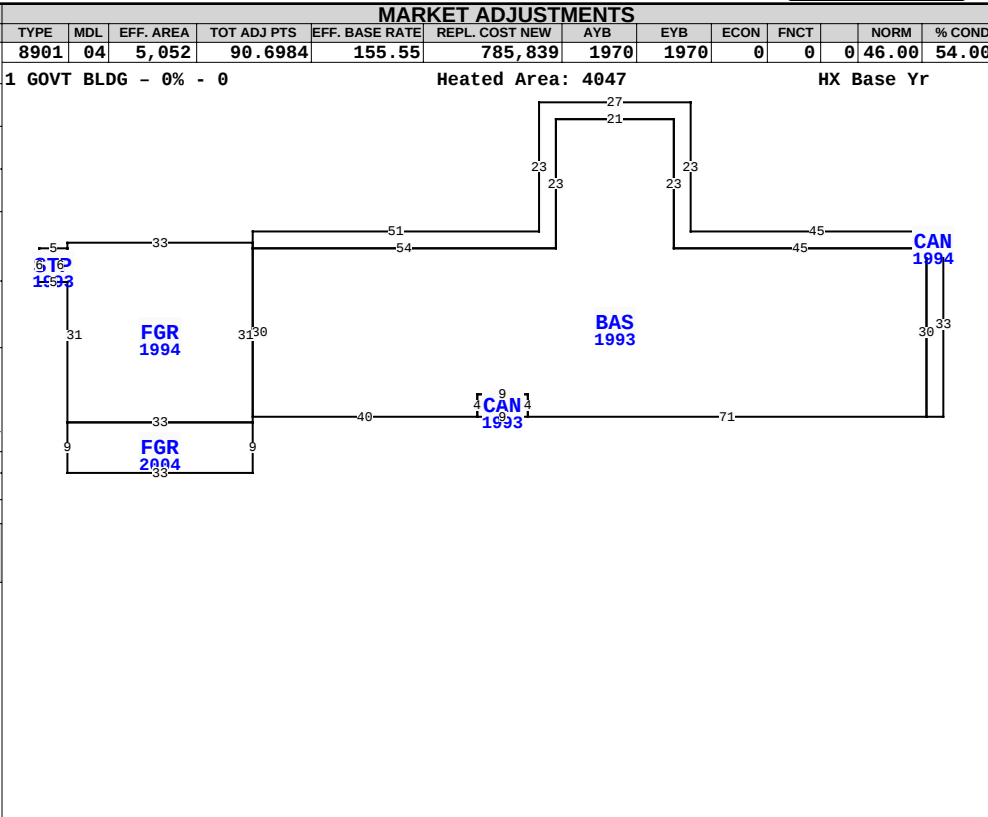
EXTRA FEATURES

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1970	1970	3	20	257	
2	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1970	1970	3	20	83	
3	0803	ASPHALT C	0	0	0	0	11,293.00	SF	2.00	2.00	100	1970	1970	3	50	11,293	
4	0812	CONCRETE C	0	0	0	0	1,295.00	SF	4.00	4.00	100	1988	1988	3	52	2,694	
5	0810	CONCRETE A	0	0	32	10	320.00	SF	6.50	6.50	100	2004	2004	3	83	1,726	
6	0819	CONC 12"	0	0	0	0	288.00	SF	9.50	9.50	100	2004	2004	3	83	2,271	
7	0462	ST/AL FNC	0	0	39	3	117.00	SF	10.00	10.00	100	2004	2004	3	32	374	
8	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1999	1999	3	81	101	
9	0478	VF 6 SLAT	0	0	42	0	42.00	LF	15.00	15.00	100	2012	2012	3	81	510	
10	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0		GPU	295.00	370.00	78,844.00	SF		1.00	1.00	1.00	4.00	4.00	315,376							

REVIEW DATE 06/21/2022 BY KK



86028 PAGES DAIRY RD, YULEE

BLD DATE	06/21/2022	KK	LGL DATE	
XF DATE	06/21/2022	KK	LAND DATE	03/18/2025
INC DATE		KK	AG DATE	DC

TOTAL OB/XF 19,552

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0		GPU	295.00	370.00	78,844.00	SF		1.00	1.00	1.00	4.00	4.00	315,376							

Total Acres: 2.00 Total Land Value: 315,376 Market: 0 Agricultural: 0 Common: 315,376

NASSAU COUNTY PROPERTY PAGE 1 of 3 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,106,522
TOTAL MARKET OB/XF VALUE		43,421
TOTAL LAND VALUE - MARKET		315,376
TOTAL MARKET VALUE		1,465,319
SOH/AGL Deduction		475,838
ASSESSED VALUE		989,481
TOTAL EXEMPTION VALUE	03	989,481
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,465,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,448,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002962	ROOF	146,035	02/23/2022
B21867	MODULAR	0	10/29/2008
C21867	MODULAR	0	10/29/2008
P13481	OTHER	0	09/01/2008
B21611	DEMOLITION	2,360	07/01/2008
M13730	MECH OTHER	0	04/01/2008

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] E3N33W45N23W27S23W51S3
E54N23E21S23E45S30\$BAS=[YR=1993] N30
W45N23W21S23W54FGR=[YR=1994] N1W33S1 STP=[YR=1993]
W5S6E5N6\$S31E33 FGR=[YR=2004] W33S9E33N9\$N31\$S30E40
CAN=[YR=1993] E9N4W9S4\$N4E9S4E71\$.

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NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3									
ELEMENT	CD	20	FACE BRICK 90	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	4												
Exterior Wall	16	WD FR STUC 10	2	MDL OFFICE - 0% - 0		6,277	98.8083	159.82	1,003,190	1983	1995	0	0	0	32.00	68.00	VALUATION BY												
Roof Structur	04	WOOD TRUSS 100															STANDARD												
Roof Cover	11	SLATE 100															Tax Group: 4												
Interior Wall	05	DRYWALL 100															Tax Dist:												
Interior Floo	06	VINYL ASB 70															BUILDING MARKET VALUE												
Interior Floo	14	CARPET 30															TOTAL MARKET OB/XF VALUE												
Ceiling	01	FIN.SUSPD 100															TOTAL LAND VALUE - MARKET												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												
Fixtures		34 100															ASSESSED VALUE												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE												
Story Height		0 100															BASE TAXABLE VALUE												
RMS		26 100															TOTAL JUST VALUE												
Stories	1.	1. 100															NCON VALUE												
Units		10 100															INCOME VALUE												
BUD8 Adjustme	04	DIST 01 100															PREVIOUS YEAR MKT VALUE												
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE		8600 COUNTY																											
MAP NUM																													
NEIGHBORHOOD/LOC		4053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,273	100	1993	2,273	247,024																								
BAS	2,960	100	2000	2,960	321,686																								
BAS	49	100	2009	49	5,325																								
BAS	264	100	2009	264	28,691																								
BAS	264	100	2009	264	28,691																								
BAS	435	100	2009	435	47,275																								
CAN	49	30	1993	15	1,630																								
CAN	49	30	2000	15	1,630																								
STP	25	10	2014	2	218																								
TOTALS	6,368			6,277	682,169																								
EXTRA FEATURES					86028 PAGES DAIRY 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													
11	0505	FLAGPOLE A	0	0	0	25.00	LF	50.00	50.00	100	1992	1992	3	20	250														
12	1127	BRICK 8"	0	0	0	52.00	SF	11.00	11.00	100	1983	1983	3	77	440														
13	1127	BRICK 8"	0	0	0	92.00	SF	11.00	11.00	100	1999	1999	3	93	941														
14	0810	CONCRETE A	0	0	0	240.00	SF	6.50	6.50	100	1983	1983	3	38	593														
15	0810	CONCRETE A	0	0	0	653.00	SF	6.50	6.50	100	1999	1999	3	75	3,183														
16	0803	ASPHALT C	0	0	0	12,172.00	SF	2.00	2.00	100	1983	1983	3	50	12,172														
17	0803	ASPHALT C	0	0	0	2,202.00	SF	2.00	2.00	100	1999	1999	3	50	2,202														
18	0402	CONC BUMPE	0	0	0	24.00	UT	25.00	25.00	100	1999	1999	3	81	486														
19	0812	CONCRETE C	0	0	0	653.00	SF	4.00	4.00	100	1999	1999	3	75	1,959														
20	0424	CL FNC 6'	0	0	68	0	LF	20.00	20.00	100	2000	2000	3	48	653														
LAND DESCRIPTION					TOTAL OB/XF										22,879														
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					
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