

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	PD	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		15	CONC BLOCK 80		1701	04	1,176	79.0965	111.13	130,689	1954	1964		0	10	80.00	10.00	VALUATION BY		STANDARD									
Exterior Wall		17	CB STUCCO 20		1 OFFICE - 0% - 0													Heated Area: 1176					HX Base Yr						
Roof Structure		02	SHED 100		28 42 BAS 1993 42 28													BUILDING MARKET VALUE					13,069						
Roof Cover		04	BUILT-UP 100															TOTAL MARKET OB/XF VALUE					1,350						
Interior Wall		01	MINIMUM 50															TOTAL LAND VALUE - MARKET					97,290						
Interior Wall		04	PLYWOOD 50															TOTAL MARKET VALUE					111,709						
Interior Floor		05	ASPH TILE 80															SOH/AGL Deduction					10,087						
Interior Floor		03	CONC FINSH 20															ASSESSED VALUE					101,622						
Ceiling		01	FIN.SUSPD 100															TOTAL EXEMPTION VALUE					0						
Air Condition		03	CENTRAL 100															BASE TAXABLE VALUE					101,622						
Heating Type		04	AIR DUCTED 100															TOTAL JUST VALUE					111,709						
Fixtures			4 100															NCON VALUE					0						
Frame		03	MASONRY 100		INCOME VALUE					65,707																			
Story Height			12 100		PREVIOUS YEAR MKT VALUE					92,384																			
RMS			4 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		04	DIST 01 100																										
Qualificacy		00	ONE-10 Level 02																										
DOR CODE		1700	OFFICE BUILDINGS																										
MAP NUM			MKT AREA				04																						
NEIGHBORHOOD/LOC		4051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,176	100	1993	1,176	13,069																								
TOTALS					1,176			1,176	13,069																				
EXTRA FEATURES					850913 US HWY 17, YULEE										BLD DATE 09/02/2020 XF DATE 09/02/2020 INC DATE					KK KK		LGL DATE LAND DATE AG DATE		03/18/2025		DC			
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	0812	CONCRETE C	0	0	0	0	3,042.00	SF	0.40	0.40	100	1970	1970	3	20	243													
2	0400	CONC CURB	0	0	0	0	194.00	LF	1.50	1.50	100	1970	1970	3	26.4	77													
3	0803	ASPHALT C	0	0	0	0	8,292.00	SF	0.20	0.20	100	1997	1997	3	50	829													
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	253.00	253.00	100	1980	1980	3	20	101													
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	20	100													
LAND DESCRIPTION										TOTAL OB/XF										1,350									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	001700	C	1STORY OFF		0	0004	CI	0.00	0.00	19,458.00	SF		1.00	1.00	1.00	5.00	5.00	97,290											
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