

SOOD HARSH/PATEL GHANSHYAM M
86173 PALMETTO STREET
YULEE, FL 32097

51-3N-27-0000-0023-0080

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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					12,000										
																					TOTAL LAND VALUE - MARKET					60,000										
																					TOTAL MARKET VALUE					72,000										
																					SOH/AGL Deduction					16,063										
																					ASSESSED VALUE					55,937										
																					TOTAL EXEMPTION VALUE					0										
																					BASE TAXABLE VALUE					55,937										
																					TOTAL JUST VALUE					72,000										
																					NCON VALUE					0										
																					INCOME VALUE															
																					PREVIOUS YEAR MKT VALUE					59,366										
																					MH/ID 3334245564 _ AP%_ BLDG ADJSTD FOR POOR CONDT															
DOR CODE		0001		VAC		W/XFOB																														
MAP NUM						MKT AREA				04																										
NEIGHBORHOOD/LOC		4053		00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES						86082 JONES 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																		
2	0937	WELL			0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2000	100	6,000																			
3	0936	SEPTC TANK			0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2000	100	6,000																			
LAND DESCRIPTION						TOTAL OB/XF														12,000																
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	0007	RSF-2	90.00	113.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																	
REVIEW DATE		03/27/2025		BY	KWA		Total Acres: 0.00		Total Land Value: 60,000				Market: 0				Agricultural: 0				Common: 60,000				PRINTED 07/30/2025 BY SYS											