



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																	
DOR CODE: 8000 VAC GOVERNMENTAL MAP NUM: MKT AREA: 04 NEIGHBORHOOD/LOC: 4053.00 AREA TYPE: TOTAL GROSS AREA: PCT OF BASE: YEAR: TOT ADJ AREA: SUBAREA MARKET VALUE:						VALUATION BY: STANDARD Tax Group: 4 Tax Dist: 05 BUILDING MARKET VALUE: 0 TOTAL MARKET OB/XF VALUE: 0 TOTAL LAND VALUE - MARKET: 252,492 TOTAL MARKET VALUE: 252,492 SOH/AGL Deduction: 120,932 ASSESSED VALUE: 131,560 TOTAL EXEMPTION VALUE: 131,560 BASE TAXABLE VALUE: 0 TOTAL JUST VALUE: 252,492 NCON VALUE: 0 INCOME VALUE: 0 PREVIOUS YEAR MKT VALUE: 237,640																													
						TOTALS																		PERMIT NUM: DESCRIPTION: AMT: ISSUED:											
						EXTRA FEATURES						WILLIAMS AV, YULEE												SALES DATA											
																								OFF RECORD Number: 1702/1557 DATE: 10/05/2010 TYPE INST: WD U / V / SALE PRICE: 100											
																								GRANTOR: WILLIAMS CLYDE GARY E GRANTEE: STATE OF FLORIDA DE											
												BLD DATE: XF DATE: INC DATE:												LGL DATE: 05/08/2025 MLU LAND DATE: AG DATE:											
						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	BUILDING NOTES												
																							BUILDING DIMENSIONS												
						LAND DESCRIPTION						TOTAL OB/XF																							
						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	008700	C	STATE	0		OR	0.00	0.00	4.57	AC		1.00	1.00	0.65	85,000.00	55,250.00	252,492																		
REVIEW DATE 05/08/2025						BY MLU						Total Acres: 4.57			Total Land Value: 252,492			Market: 0			Agricultural: 0			Common: 252,492			PRINTED 07/30/2025 BY SYS								