

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																	
																			VALUATION BY		STANDARD															
																			Tax Group: 4		Tax Dist:															
																			BUILDING MARKET VALUE		0															
																			TOTAL MARKET OB/XF VALUE		12,399															
																			TOTAL LAND VALUE - MARKET		85,000															
																			TOTAL MARKET VALUE		97,399															
																			SOH/AGL Deduction		18,500															
																			ASSESSED VALUE		78,890															
																			TOTAL EXEMPTION VALUE		0															
																			BASE TAXABLE VALUE		78,890															
																			TOTAL JUST VALUE		97,399															
																			NCON VALUE		0															
																			INCOME VALUE																	
																			PREVIOUS YEAR MKT VALUE		92,404															
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						86095 MERRYLENE 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	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000																					
2	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000																					
3	0810	CONCRETE A	0	0	0	12.00	SF	6.50	6.50	100	1995	1995	3	68	53																					
4	0810	CONCRETE A	0	0	0	56.00	SF	6.50	6.50	100	2016	2016	3	95	346																					
LAND DESCRIPTION						TOTAL OB/XF										12,399																				
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																			