

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	PAGE 1 of 1 4									
DOR CODE		5600		TIMBERLAND 70-79																									
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												BLD DATE				LGL DATE		05/20/2026		MLU									
EXTRA FEATURES						HORNE LAKE CIR, YULEE						XF DATE				LAND DATE		10/10/2025		KBA									
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												
LAND DESCRIPTION						TOTAL OB/XF 0																							
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	005600	A	TIMBER 3 N S	0		PD - E	0.00	0.00	7.22	AC		1.00	1.00	1.00	395.00	395.00	2, 852												
2	005902	A	HARDWOOD SI	0		PD - E	0.00	0.00	4.28	AC		1.00	1.00	1.00	170.00	170.00	728												
3	009910	M	MARKET VALUE	0		PD - E	0.00	0.00	11.50	AC		1.00	1.00	1.00	17, 000.00	17, 000.00	195, 500												
REVIEW DATE	05/20/2026		BY	MLU	Total Acres: 11.50		Total Land Value: 3, 580		Market: 195, 500		Agricultural: 3, 580		Common: 0		PRINTED 07/09/2026 BY SYS														