



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																													
Exterior Wall	15	CONC BLOCK 100	8901	04	8,118	115.4340	210.38	1,707,865	2025	2025	0	0	0	0.00	100.00	VALUATION BY STANDARD																												
Roof Structure	04	WOOD TRUSS 100	1 GOVT BLDG 0% - 2026														Heated Area: 4484														HX Base Yr													
Roof Cover	03	COMP SHNGL 100															Tax Group: 6														Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														1,933,744													
Interior Floor	15	HARDTILE 80															TOTAL MARKET OB/XF VALUE														121,714													
Interior Floor	07	CORK/VTILE 20															TOTAL LAND VALUE - MARKET														126,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														2,181,458													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														0													
Fixtures	25	100															ASSESSED VALUE														2,181,458													
Frame	03	MASONRY 100															TOTAL EXEMPTION VALUE														03 2,181,458													
Story Height	12	100															BASE TAXABLE VALUE														0													
RMS	23	100															TOTAL JUST VALUE														2,181,458													
Stories	1.	1. 100	NCON VALUE														1,805,524																											
Units	0	100	INCOME VALUE														PREVIOUS YEAR MKT VALUE														320,607													
Quality			03	Quality Level 03			NASSAU COUNTY RESCUE _ FIRE STATION #90																																					
DOR CODE			8600			COUNTY																																						
MAP NUM						MKT AREA			09																																			
NEIGHBORHOOD/LOC			9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,152	100	2026	1,152	242,358																																							
BAS	3,332	100	2026	3,332	700,986																																							
CAN	78	30	2026	23	4,839																																							
CAN	210	30	2026	63	13,254																																							
CAN	372	30	2026	112	23,563																																							
FGR	5,472	60	2026	3,283	690,678																																							
FST	36	50	2026	18	3,787																																							
FST	70	50	2026	35	7,363																																							
FST	90	50	2026	45	9,467																																							
FST	110	50	2026	55	11,571																																							
TOTALS			10,922	8,118			1,707,865																																					
EXTRA FEATURES						3195 SR 2, HILLIARD																																						
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	0351	CARPOR MT	0	0	40	25	1,000.00	SF	10.00	10.00	100	2015	2015	3	60	6,000																												
2	1242	WD DECK A	2	0	0	0	188.00	SF	10.00	10.00	100	2015	2015	3	60	1,128																												
3	0940	SHEDS/PORT	0	0	14	11	154.00	SF	30.00	30.00	100	2015	2015	3	60	2,772																												
4	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	2015	2015	3	60	1,980																												
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2015	2015	3	85	2,644																												
6	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	2015	2015	3	94	2,200																												
7	0812	CONCRETE C	0	0	40	27	1,080.00	SF	4.00	4.00	100	2015	2015	3	94	4,061																												
8	0811	CONCRETE B	0	0	0	0	669.00	SF	5.20	5.20	100	2015	2015	3	94	3,270																												
11	0803	ASPHALT C	1	0	0	0	14,166.00	SF	2.00	2.00	100	2026	2025		100	28,332																												
12	0810	CONCRETE A	1	0	160	6	960.00	SF	6.50	6.50	100	2026	2025		100	6,240																												
LAND DESCRIPTION						TOTAL OB/XF 58,627																																						
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	008600	C	COUNTY	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	126,000																											
REVIEW DATE 12/11/2026 BY KW Total Acres: 6.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS																																												

NASSAU COUNTY
96135 NASSAU PLACE STE 2
YULEE, FL 32097

03-1N-23-0000-0010-0000

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ELEMENT										VALUATION SUMMARY										PAGE 3 of 3									
Exterior Wall										Tax Group: 6										STANDARD									
Roof Structur										BUILDING MARKET VALUE										1,933,744									
Roof Cover										TOTAL MARKET OB/XF VALUE										121,714									
Interior Wall										TOTAL LAND VALUE - MARKET										126,000									
Interior Floo										TOTAL MARKET VALUE										2,181,458									
Ceiling										SOH/AGL Deduction										0									
Air Condition										ASSESSED VALUE										2,181,458									
Heating Type										TOTAL EXEMPTION VALUE										03 2,181,458									
Plumbing										BASE TAXABLE VALUE										0									
Frame										TOTAL JUST VALUE										2,181,458									
Story Height										NCON VALUE										1,805,524									
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