

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 1
YULEE, FL 32097

10-3N-28-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION																				VALUATION SUMMARY																													
Exterior Wall	15	CONC BLOCK 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD																						
Roof Structure	12	REINFO/CON 100								3803	04	146		75.6000	135.32	19,757	2006	2006	0	0	23.75	76.25	Tax Group: 8					Tax Dist:																					
Roof Cover	07	CONC TILE 100								1 RSTRM BLDG 0% - 0										Heated Area: 136										HX Base Yr																			
Interior Wall	01	MINIMUM 100								BAS 2006 FOP 2006																				BUILDING MARKET VALUE										188,789									
Interior Floor	03	CONC FINSH 100																		TOTAL MARKET OB/XF VALUE										866,470																			
Ceiling	04	NONE 100																		TOTAL LAND VALUE - MARKET										1,202,689																			
Air Condition	01	NONE 100																		TOTAL MARKET VALUE										2,257,948																			
Heating Type	01	NONE 100																		SOH/AGL Deduction										500,448																			
Fixtures		4 100																		ASSESSED VALUE										1,757,500																			
Frame	03	MASONRY 100																		TOTAL EXEMPTION VALUE										03 1,757,500																			
Story Height		7 100																		BASE TAXABLE VALUE										0																			
RMS		1 100																		TOTAL JUST VALUE										2,257,948																			
Stories	1.	1. 100																		NCON VALUE										0																			
Units		0 100																		INCOME VALUE																													
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										2,257,933																			
Quality										03	Quality Level 03																																						
DOR CODE										8600	COUNTY																																						
MAP NUM											MKT AREA										02																												
NEIGHBORHOOD/LOC										2002.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	136	100	2006	136	14,033																																												
FOP	34	30	2006	10	1,032																																												
TOTALS										170											146	15,065																											
EXTRA FEATURES										97177 POGY PL, FERNANDINA BEACH										BLD DATE 11/02/2018 KK			LGL DATE			05/08/2026 DC																							
																				XF DATE			LAND DATE																										
																				INC 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																																		
1	0803	ASPHALT C	0 0	0 0	179,934.00	SF	2.00	2.00	100	2004	2004	3	50	179,934																																			
2	0812	CONCRETE C	0 0	0 0	2,260.00	SF	4.00	4.00	100	2004	2004	3	82	7,413																																			
3	0402	CONC BUMPE	0 0	0 0	98.00	UT	25.00	25.00	100	2004	2004	3	86	2,107																																			
4	0400	CONC CURB	0 0	0 0	180.00	LF	15.00	15.00	100	2004	2004	3	86	2,322																																			
5	0310	AL GANG WY	0 0	0 0	126.00	LF	115.00	115.00	100	2004	2004	3	20	2,898																																			
6	0950	SHIP DOCK	0 0	0 0	4,158.00	SF	125.00	125.00	100	2004	2004	3	95	493,763																																			
7	0316	DCK PLNG C	0 0	0 0	6.00	UT	4,000.00	4,000.00	100	2004	2004	3	20	4,800																																			
8	0302	FLT DOCK C	0 0	0 0	689.00	SF	50.00	50.00	100	2004	2004	3	20	6,890																																			
9	0462	ST/AL FNC	0 0	0 0	5,880.00	SF	15.00	15.00	100	2004	2004	3	30	26,460																																			
10	0462	ST/AL FNC	0 0	0 0	204.00	SF	10.00	10.00	100	2004	2004	3	30	612																																			
LAND DESCRIPTION										TOTAL OB/XF										727,199																													
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	008600	C	COUNTY	0		ROS	0.00	0.00	3.87	AC		1.00	1.00	1.00	150,000.00	150,000.00	580,500																																
2	008600	C	COUNTY	0		ROS	0.00	0.00	6.22	AC		1.00	1.00	1.00	100,000.00	100,000.00	622,000																																
3	009606	C	CONSERVATION	0		ROS	0.00	0.00	0.99	AC		1.00	1.00	1.00	100.00	100.00	99																																
4	009606	C	CONSERVATION	0		ROS	0.00	0.00	0.90	AC		1.00	1.00	1.00	100.00	100.00	90																																
REVIEW DATE 04/24/2025 BY DC Total Acres: 11.98 Total Land Value: 1,202,689 Market: 0 Agricultural: 0 Common: 1,202,689 PRINTED 07/09/2026 BY SYS																																																	

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