

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								PAGE 1 of 1	4
																		VALUATION BYSTANDARD Tax Group: 4Tax Dist: BUILDING MARKET VALUE0 TOTAL MARKET OB/XF VALUE6,000 TOTAL LAND VALUE - MARKET274,334 TOTAL MARKET VALUE27,392 SOH/AGL Deduction0 ASSESSED VALUE27,392 TOTAL EXEMPTION VALUE0 BASE TAXABLE VALUE27,392 TOTAL JUST VALUE280,334 NCON VALUE0 INCOME VALUE PREVIOUS YEAR MKT VALUE308,955									
DOR CODE	5401	TIMBER 2-1 SI 90+																ALSO SEE ADJCNT PRCL 0002-0020									
MAP NUM		MKT AREA			05																						
NEIGHBORHOOD/LOC						5001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						236 SR 200, 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	00	00	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000													
LAND DESCRIPTION						TOTAL OB/XF6,000																					
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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600										
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	7.79	AC		1.00	1.00	1.00	750.00	750.00	5,842										
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	200.00	200.00	600										
4	005980	A	PIT - WASTE	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	50.00	50.00	350										
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.79	AC		1.00	1.00	1.00	14,600.00	14,600.00	259,734										
REVIEW DATE						02/14/2024	BY	KBA	Total Acres:	18.79	Total Land Value:	21,392	Market:	259,734	Agricultural:	6,792	Common:	14,600	PRINTED 07/09/2026 BY SYS								