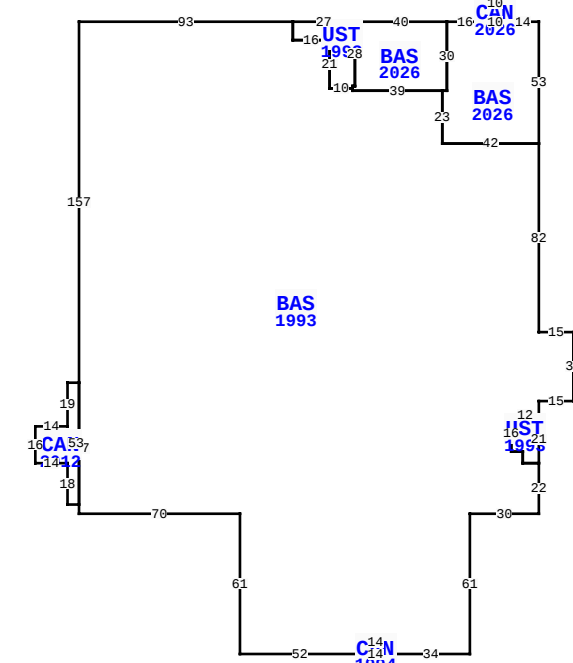


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	25	MOD METAL 80								1701	04	49,068	99.8070	148.96	7,309,169	1987	2000		0	0	0	25.00	75.00																
Exterior Wall	19	COMMON BRK 20								1 OFFICE 0% - 0										Heated Area: 48607										HX Base Yr									
Roof Structure	10	STEEL FRME 100																																					
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	03	CONC FINSH 20																																					
Ceiling	01	FIN.SUSPD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures		48 100																																					
Frame	06	FIREPROOF 100																																					
Story Height		13 100																																					
RMS		110 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	8600	COUNTY																																					
MAP NUM		MKT AREA																		04																			
NEIGHBORHOOD/LOC	4002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	45,239	100	1993	45,239	1054,101																																		
BAS	1,202	100	2026	1,202	134,288																																		
BAS	2,166	100	2026	2,166	241,985																																		
CAN	70	30	1994	21	2,346																																		
CAN	489	30	2012	147	16,423																																		
CAN	80	30	2026	24	2,681																																		
UST	227	40	1993	91	10,166																																		
UST	446	40	1993	178	19,886																																		
TOTALS	49,919			49,068	1,481,877																																		
EXTRA FEATURES										96135 NASSAU PL, 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	0812	CONCRETE C	0	0	0	0	7,424.00	SF	4.00	4.00	100	1987	1987	3	47	13,957																							
2	0511	GARAGE CB-	0	0	15	17	255.00	SF	40.00	40.00	100	1987	1987	3	47	4,794																							
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1987	1987	3	23	1,746																							
4	0803	ASPHALT C	0	0	0	0	24,464.00	SF	2.00	2.00	100	1987	1987	3	50	24,464																							
5	1121	CB 4"	0	0	62	4	248.00	SF	5.00	5.00	100	1987	1987	3	47	583																							
6	0505	FLAGPOLE A	0	0	0	0	15.00	LF	50.00	50.00	100	1987	1987	3	20	150																							
7	0400	CONC CURB	0	0	0	0	184.00	LF	15.00	15.00	100	1990	1990	3	64	1,766																							
8	0812	CONCRETE C	0	0	0	0	14,800.00	SF	4.00	4.00	100	1990	1990	3	54.5	32,264																							
9	0402	CONC BUMPE	0	0	0	0	54.00	UT	25.00	25.00	100	1998	1998	3	79	1,067																							
10	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	1987	1987	3	20	540																							
LAND DESCRIPTION										TOTAL OB/XF										81,331																			
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						GPU	0.00		0.00	370,700.00	SF	1.00	1.00	1.00	4.00	4.00	1,482,800																			

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

25-2N-28-0000-0002-0170

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				4																																																																																																																																																																																																																																																										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																																																			
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