



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 3														
Exterior Wall	25	MOD METAL 100	4101	04	7,200	68.8200	38.88	279,936	1988	1988	0	0	0	18.00	82.00	VALUATION BY STANDARD													
Roof Structur	10	STEEL FRME 100	1 LGHT MANUF 0% - 0													Heated Area: 7200													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	01	MINIMUM 100																											
Interior Floo	03	CONC FINSH 100																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Fixtures	5	100																											
Frame	05	STEEL 100																											
Story Height	17	100																											
RMS	5	100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	4100	LIGHT MANUFACTURE																											
MAP NUM		MKT AREA														04													
NEIGHBORHOOD/LOC	4002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	300	100	1993	300	9,564																								
BAS	3,300	100	1993	3,300	105,209																								
BAS	3,600	100	1995	3,600	114,774																								
TOTALS	7,200			7,200	229,548																								
EXTRA FEATURES						96144 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	0810	CONCRETE A	0	0	42	4	260.00	SF	6.50	6.50	100	1988	1988	3	49.5	837													
2	0810	CONCRETE A	0	0	20	13	260.00	SF	6.50	6.50	100	1988	1988	3	49.5	837													
3	0810	CONCRETE A	0	0	8	2	16.00	SF	6.50	6.50	100	1988	1988	3	49.5	51													
4	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	100	1988	1988	3	49.5	322													
5	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	1988	1988	3	49.5	135													
6	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2002	2002	3	79	534													
7	0810	CONCRETE A	0	0	34	4	136.00	SF	6.50	6.50	100	2002	2002	3	79	698													
8	0430	CL FNC 6B	0	0	0	0	663.00	LF	9.70	9.70	100	1988	1988	3	23	1,479													
9	0430	CL FNC 6B	0	0	0	0	17.00	LF	9.70	9.70	100	1987	1987	3	22	36													
10	0424	CL FNC 6'	0	0	0	0	80.00	LF	20.00	20.00	100	1987	1987	3	22	352													
LAND DESCRIPTION						TOTAL OB/XF 5,281																							
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	004100	C	LIGHT MFG.	0		PUD	0.00	0.00	52,270.00	SF		1.00	1.00	1.00	5.00	5.00	261,350												
2	009605	C	WETLANDS	0		PUD	0.00	0.00	0.85	AC		1.00	1.00	1.00	1,000.00	1,000.00	850												
REVIEW DATE 06/01/2026 BY TD Total Acres: 2.05 Total Land Value: 262,200 Market: 0 Agricultural: 0 Common: 262,200 PRINTED 07/09/2026 BY SYS																													

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