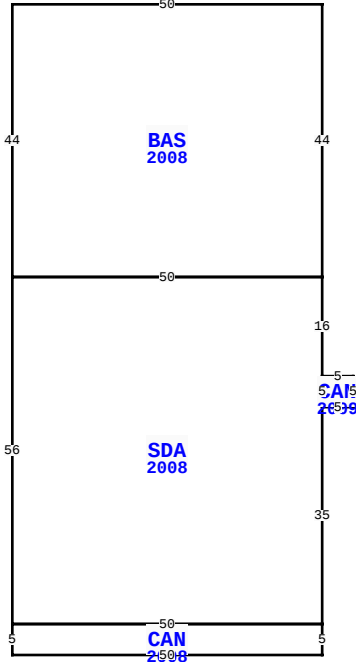




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	25	MOD METAL 80	2501	06	5,093	89.1072	80.86	411,820	1998	2003	0	0	0	20.00	80.00	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 20	1 SERV SHOP 0% - 0												Heated Area: 3778														
Roof Structure	10	STEEL FRME 100													HX Base Yr														
Roof Cover	12	MODULAR MT 100																											
Interior Wall	07	NONE 100																											
Interior Floo	04	C ABOVE GD 100																											
Ceiling	04	NONE 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Plumbing	05	STEEL 100																											
Frame	05	STEEL 100																											
Story Height		12 100																											
RMS		4 100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units	00	0 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	1100	STORES, 1 STORY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	4002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	1,171	185	1998	2,166	140,114																								
AOF	286	185	2021	529	34,220																								
BAS	2,321	100	1998	2,321	150,141																								
CAN	114	30	1998	34	2,199																								
ULP	144	30	1998	43	2,782																								
TOTALS	4,036			5,093	329,456																								
EXTRA FEATURES						96055 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	0	0	790.00	SF	6.50	6.50	100	1998	1998	3	72	3,697													
2	0803	ASPHALT C	0	0	0	0	24,400.00	SF	2.00	2.00	100	1998	1998	3	50	24,400													
3	0400	CONC CURB	0	0	0	0	368.00	LF	15.00	15.00	100	1998	1998	3	79	4,361													
4	0427	CL FNC 10'	0	0	0	0	34.00	LF	13.51	13.51	100	1998	1998	3	39	179													
5	0803	ASPHALT C	0	0	0	0	17,044.00	SF	2.00	2.00	100	2008	2008	3	58	19,771													
6	0400	CONC CURB	0	0	0	0	192.00	LF	15.00	15.00	100	2008	2008	3	90	2,592													
7	0811	CONCRETE B	0	0	0	0	708.00	SF	5.20	5.20	100	2008	2008	3	87	3,203													
8	1126	CB/STC 8"	0	0	6	37	222.00	SF	8.00	8.00	100	2008	2008	3	87	1,545													
9	0424	CL FNC 6'	0	0	0	0	784.00	LF	20.00	20.00	100	2008	2008	3	69	10,819													
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	69	207													
LAND DESCRIPTION						TOTAL OB/XF 70,774																							
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	001100	C	STORE 1FLR	0	0004	PUD	474.00	300.00	141,570.00	SF		1.00	1.00	1.00	9.00	9.00	1,274,130												
REVIEW DATE 04/09/2025 BY KW Total Acres: 3.25 Total Land Value: 1,274,130 Market: 0 Agricultural: 0 Common: 1,274,130 PRINTED 07/09/2026 BY SYS																													

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 2 of 2																			
Exterior Wall		25	MOD METAL 80		1101	04	5,363	97.8894	144.88	776,991	2008	2008	0	0	0	13.00	87.00	VALUATION BY																			
Exterior Wall		20	FACE BRICK 20		2 RETAILSTOR 0% - 0													STANDARD																			
Roof Structure		10	STEEL FRME 100		Heated Area: 5000													Tax Group: 4																			
Roof Cover		12	MODULAR MT 100		HX Base Yr													Tax Dist:																			
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										1,005,438									
Interior Floo		03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE										84,411									
Ceiling		04	NONE 100															TOTAL LAND VALUE - MARKET										1,274,130									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										2,363,979									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										245,164									
Fixtures		7	100															ASSESSED VALUE										2,118,815									
Frame		05	STEEL 100															TOTAL EXEMPTION VALUE										0									
Story Height			14 100															BASE TAXABLE VALUE										2,118,815									
RMS			3 100															TOTAL JUST VALUE										2,363,979									
Stories		1.	1. 100															NCON VALUE										0									
Units			0 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										2,111,338																						
Quality		03	Quality Level 03																																		
DOR CODE		1100	STORES, 1 STORY																																		
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	2,200	100	2008	2,200	277,300																																
CAN	250	30	2008	75	9,453																																
CAN	25	30	2009	8	1,008																																
SDA	2,800	110	2008	3,080	388,220																																
TOTALS		5,275			5,363	675,982																															
EXTRA FEATURES						96055 NASSAU PL, YULEE										BLD DATE				LGL DATE				04/16/2026				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																				
11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	69	414																					
12	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2008	2008	3	100	400																					
13	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2008	2008	3	27	216																					
14	0819	CONC 12"	0	0	0	0	1,477.00	SF	9.50	9.50	100	2008	2008	3	87	12,207																					
15	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1998	1998	3	100	400																					