

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD												
Exterior Wall	25	MOD METAL 100								2803	06	1,728	114.3072	52.01	89,873	1989	2000	0	0	0	31.25	68.75	Tax Group: 4				Tax Dist:												
Roof Structure	10	STEEL FRME 100								1 AIR HANGAR 0% - 2024										Heated Area: 1600										HX Base Yr									
Roof Cover	12	MODULAR MT 100								BAS 1993 AOF 2014																				BUILDING MARKET VALUE				129,297					
Interior Wall	07	NONE 100																												TOTAL MARKET OB/XF VALUE				2,988					
Interior Floor	03	CONC FINSH 100																												TOTAL LAND VALUE - MARKET				146,340					
Ceiling	04	NONE 100																												TOTAL MARKET VALUE				278,625					
Air Condition	01	NONE 100																												SOH/AGL Deduction				0					
Heating Type	01	NONE 100																												ASSESSED VALUE				278,625					
Plumbing		0 100																												TOTAL EXEMPTION VALUE				0					
Frame	05	STEEL 100																												BASE TAXABLE VALUE				278,625					
Story Height		12 100																												TOTAL JUST VALUE				278,625					
RMS		1 100																												NCON VALUE				0					
Stories	1.	1. 100								INCOME VALUE																													
Class	00	. 100								PREVIOUS YEAR MKT VALUE				276,016																									
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		05	Quality Level 05																																				
DOR CODE		4800	WAREHOUSE-STORAGE																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF	150	185	2014	278	9,941																																		
BAS	1,450	100	1993	1,450	51,848																																		
TOTALS		1,600			1,728	61,788																																	
EXTRA FEATURES										96258 CESSNA DR, 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		2,576.00	SF	4.00		4.00	100	1980	1980	3	29	2,988																					

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																
Exterior Wall	25	MOD METAL 100		2803	06	1,888	114.3072	52.01	98,195	1989	2000	0	0	0	31.25	68.75	VALUATION BY		STANDARD														
Roof Structure	10	STEEL FRME 100		2 AIR HANGAR 0% - 2024										Heated Area: 1760				HX Base Yr						Tax Group: 4		Tax Dist:							
Roof Cover	12	MODULAR MT 100		10 15 15 10 25 40 44 34 AOF 2014 BAS 1993										BUILDING MARKET VALUE								129,297											
Interior Wall	07	NONE 100												TOTAL MARKET OB/XF VALUE								2,988											
Interior Floor	03	CONC FINSH 100												TOTAL LAND VALUE - MARKET								146,340											
Ceiling	04	NONE 100												TOTAL MARKET VALUE								278,625											
Air Condition	01	NONE 100												SOH/AGL Deduction								0											
Heating Type	01	NONE 100												ASSESSED VALUE								278,625											
Plumbing		0 100												TOTAL EXEMPTION VALUE								0											
Frame	05	STEEL 100												BASE TAXABLE VALUE								278,625											
Story Height		12 100												TOTAL JUST VALUE								278,625											
RMS		1 100												NCON VALUE								0											
Stories	1.	1. 100												INCOME VALUE																			
Class	00	. 100												PREVIOUS YEAR MKT VALUE								276,016											
Units		0 100																															
Occupancy	00	NONE 100																															
Quality																								05	Quality Level 05								
DOR CODE				4800	WAREHOUSE-STORAGE																												
MAP NUM					MKT AREA				04																								
NEIGHBORHOOD/LOC				4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
AOF	150	185	2014	278	9,941																												
BAS	1,610	100	1993	1,610	57,569																												
TOTALS	1,760			1,888	67,509																												
EXTRA FEATURES										96258 CESSNA DR, 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																