



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	15	CONC BLOCK 70	1304	04	10,129	141.7056	183.15	1,855,126	2016	2016	25	0	0	4.50	70.50	VALUATION BY DIRECT_CAP													
Exterior Wall	17	CB STUCCO 30	1 DEPT STORE 0% - 0													Heated Area: 10052													
Roof Structure	10	STEEL FRME 100														HX Base Yr													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	07	CORK/VTILE 90																											
Interior Floor	11	CLAY TILE 10																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	04	ROOF TOP 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	11	100																											
Frame	05	STEEL 100																											
Common Wall	30	100																											
Story Height	18	100																											
RMS	5	100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality	06	Quality Level 06																											
DOR CODE	1600	COMMUNITY SHOPPING																											
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	10,052	100	2016	10,052	297,922																								
PTO	1,548	5	2016	77	9,943																								
TOTALS			11,600		10,129	307,864																							
EXTRA FEATURES						463911 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	0803	ASPHALT C	0	0	0	0	8,134.00	SF	2.00	2.00	100	2012	2012	3	66	10,737													
2	0400	CONC CURB	0	0	0	0	370.00	LF	15.00	15.00	100	2012	2012	3	94	5,217													
3	0812	CONCRETE C	0	0	0	0	1,768.00	SF	4.00	4.00	100	2012	2012	3	91	6,436													
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2012	2012	3	94	94													
5	0803	ASPHALT C	0	0	0	0	8,639.00	SF	2.00	2.00	100	2012	2012	3	66	11,403													
6	0400	CONC CURB	0	0	0	0	93.00	LF	15.00	15.00	100	2012	2012	3	94	1,311													
7	0802	ASPHALT B	0	0	0	0	650.00	SF	2.40	2.40	100	2016	2016	3	74	1,154													
8	0400	CONC CURB	0	0	0	0	80.00	LF	15.00	15.00	100	2016	2016	3	96	1,152													
9	0803	ASPHALT C	0	0	0	0	2,250.00	SF	2.00	2.00	100	2016	2016	3	74	3,330													
10	0811	CONCRETE B	0	0	0	0	566.00	SF	5.20	5.20	100	2016	2016	3	95	2,796													
LAND DESCRIPTION						TOTAL OB/XF 43,630																							
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	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	219,100.00	SF		1.00	1.00	1.00	8.75	8.75	1,917,125												
REVIEW DATE 06/02/2026 BY TD																													
Total Acres: 5.03 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS																													

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