

WACHOVIA BANK NATIONAL ASSOCIATION/
PO BOX 2609
CARLSBAD, CA 92018-2609

37-2N-27-1950-0017-0000

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																												
Exterior Wall	16	WD FR STUC 70								2302	04	4,419	107.0170	220.46	974,213	2006	2006	0	0	0	16.00	84.00	VALUATION BY																										
Exterior Wall	15	CONC BLOCK 30								1 BRNCH BANK 0% - 0										Heated Area: 3927										HX Base Yr																			
Roof Structur	04	WOOD TRUSS 100																												Tax Group: 4										Tax Dist:									
Roof Cover	11	SLATE 100																												BUILDING MARKET VALUE										818,339									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										66,313									
Interior Floo	14	CARPET 70																												TOTAL LAND VALUE - MARKET										967,903									
Interior Floo	11	CLAY TILE 30																												TOTAL MARKET VALUE										1,852,555									
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										304,911									
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										1,547,644									
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0									
Fixtures	04	5 100																												BASE TAXABLE VALUE										1,547,644									
Frame	03	MASONRY 100																												TOTAL JUST VALUE										1,852,555									
Story Height		12 100																												NCON VALUE										0									
RMS		15 100																												INCOME VALUE																			
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										1,776,720									
Units	0	0 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	2300	FINANCIAL BLDG																																															
MAP NUM		MKT AREA																																						04									
NEIGHBORHOOD/LOC	4058.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	3,927	100	2006	3,927	727,227																																												
FCP	1,386	30	2006	416	77,037																																												
FOP	13	30	2006	4	741																																												
FST	143	50	2006	72	13,333																																												
TOTALS	5,469			4,419	818,339																																												
EXTRA FEATURES										463743 SR 200, YULEE										BLD DATE 06/16/2021 KK										LGL DATE										03/23/2026 DC									
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	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	96	5,760																																	
2	0812	CONCRETE C	0	0	0	0	1,647.00	SF	4.00	4.00	100	2006	2006	3	84	5,534																																	
3	0803	ASPHALT C	0	0	0	0	22,051.00	SF	2.00	2.00	100	2006	2006	3	54	23,815																																	
4	0400	CONC CURB	0	0	0	0	1,150.00	LF	15.00	15.00	100	2006	2006	3	88	15,180																																	
5	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2006	2006	3	64	9,715																																	
6	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	1,500																																	
7	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	88	44																																	
8	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	2006	2006	3	100	1,400																																	
9	1123	CB 8"	0	0	41	0	246.00	SF	6.15	6.15	100	2006	2006	3	84	1,271																																	
10	1123	CB 8"	0	0	40	0	280.00	SF	6.15	6.15	100	2006	2006	3	84	1,446																																	
LAND DESCRIPTION										TOTAL OB/XF										65,665																													
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	002300	C	FINANCIAL	0	0004	IW	0.00	0.00	43,995.60	SF		1.00	1.00	1.00	22.00	22.00	967,903																																

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