



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	13	P-STRESS C 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		6 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	8600COUNTY				
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100	2013	54	6,445
BAS	54	100	2013	54	6,445
FST	45	50	2013	22	2,626
TOTALS	153			130	15,514

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	130	78.4350	140.40	18,252	2013	2013	0	0	0	15.00	85.00
1 RSTRM BLDG 0% - 0 Heated Area: 108 HX Base Yr												
BAS 2013 FST 2013 BAS 2013												

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

38-2N-27-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD		CONSTRUCTION						TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY											
																													VALUATION BY					STANDARD						
																													Tax Group: 4					Tax Dist:						
																													BUILDING MARKET VALUE					15,514						
																													TOTAL MARKET OB/XF VALUE					81,419						
																													TOTAL LAND VALUE - MARKET					426,538						
																													TOTAL MARKET VALUE					523,471						
																													SOH/AGL Deduction					0						
																													ASSESSED VALUE					523,471						
																											03		TOTAL EXEMPTION VALUE					523,471						
																													BASE TAXABLE VALUE					0						
																													TOTAL JUST VALUE					523,471						
																													NCON VALUE					0						
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE					523,495						