

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								PAGE 1 of 1	4		
																		VALUATION BY				STANDARD							
																		Tax Group: 4				Tax Dist:							
																		BUILDING MARKET VALUE				0							
																		TOTAL MARKET OB/XF VALUE				12,331							
																		TOTAL LAND VALUE - MARKET				100							
																		TOTAL MARKET VALUE				12,431							
																		SOH/AGL Deduction				0							
																		ASSESSED VALUE				12,431							
																		TOTAL EXEMPTION VALUE				04							
																		BASE TAXABLE VALUE				0							
																		TOTAL JUST VALUE				12,431							
																		NCON VALUE				0							
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE				14,640							
DOR CODE	9100		UTILITIES																										
MAP NUM						MKT AREA														04									
NEIGHBORHOOD/LOC		4045.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						86322 RIVERWOOD 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	0430	CL FNC 6B	0 0	0 0	163.00	LF	9.70	9.70	100	1999	1999	3	42	664															
2	0972	ST LGHT UN	0 0	0 0	1.00	UT	2,530.00	2,530.00	100	1999	1999	3	42	1,063															
3	0810	CONCRETE A	0 0	0 0	2,174.00	SF	6.50	6.50	100	1999	1999	3	73	10,316															
4	0400	CONC CURB	0 0	0 0	24.00	LF	15.00	15.00	100	1999	1999	3	80	288															
LAND DESCRIPTION						TOTAL OB/XF												12,331											
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	009100	C	UTILITY	0	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100												