

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				4803	06	3,598	93.0176	44.18	158,960	1988	1995	0	0	0	45.00	55.00	VALUATION BY																
Roof Structure		10	STEEL FRME 100				1 STOR WAREH 0% - 0										Heated Area: 3009										Tax Dist:									
Roof Cover		12	MODULAR MT 100														HX Base Yr										Tax Group: 4									
Interior Wall		07	NONE 100																								BUILDING MARKET VALUE									
Interior Floor		03	CONC FINSH 100																								TOTAL MARKET OB/XF VALUE									
Ceiling		04	NONE 100																								TOTAL LAND VALUE - MARKET									
Air Condition		01	NONE 100																								TOTAL MARKET VALUE									
Heating Type		01	NONE 100																								SOH/AGL Deduction									
Plumbing		6	100																								ASSESSED VALUE									
Frame		05	STEEL 100																								TOTAL EXEMPTION VALUE									
Story Height		16	100																								BASE TAXABLE VALUE									
RMS		3	100																								TOTAL JUST VALUE									
Stories		1.	1. 100																								NCON VALUE									
Class		00	. 100																								INCOME VALUE									
Units		0	100																								PREVIOUS YEAR MKT VALUE									
BUD8 Adjustme		04	DIST 01 100																																	
Occupancy		00	NONE 100																																	
Quality		03	Quality Level 03																																	
DOR CODE		4800	WAREHOUSE-STORAGE																																	
MAP NUM			MKT AREA				04																													
NEIGHBORHOOD/LOC		4051.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
AOF	640	185	1993	1,184	28,770																															
AOF	49	185	2008	91	2,211																															
BAS	2,271	100	1993	2,271	55,183																															
STR	27	10	2008	3	73																															
UAT	491	10	2008	49	1,191																															
TOTALS		3,478			3,598	87,428																														
EXTRA FEATURES						850640 US HWY 17, 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	0811	CONCRETE B	0	0	0	0	721.00	SF	5.20	5.20	100	1990	1990	3	54.5	2,043																				
2	0803	ASPHALT C	0	0	0	0	2,028.00	SF	2.00	2.00	100	1990	1990	3	50	2,028																				
3	0422	CL FNC 4'	0	0	0	0	137.00	LF	15.00	15.00	100	1990	1990	3	25	514																				
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	25	75																				
5	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1988	1988	3	20	320																				
6	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	21	735																				
7	0803	ASPHALT C	0	0	140	16	2,240.00	SF	2.00	2.00	100	1995	1995	3	50	2,240																				
8	0430	CL FNC 6B	0	0	0	0	926.00	LF	9.70	9.70	100	2005	2005	3	61	5,479																				
9	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	4,630																				
10	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	100	2005	2005	3	61	3,660																				
LAND DESCRIPTION						TOTAL OB/XF										21,724																				
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	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	3.00	3.00	130,680																			
2	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	3.87	AC		1.00	1.00	0.25	50,000.00	12,500.00	48,375																			

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																							VALUATION BY					STANDARD				
																							Tax Group: 4					Tax Dist:				
																							BUILDING MARKET VALUE					87,428				
																							TOTAL MARKET OB/XF VALUE					124,446				
																							TOTAL LAND VALUE - MARKET					179,055				
																							TOTAL MARKET VALUE					390,929				
																							SOH/AGL Deduction					0				
																							ASSESSED VALUE					390,929				
																							TOTAL EXEMPTION VALUE					0				
																							BASE TAXABLE VALUE					390,929				
																							TOTAL JUST VALUE					390,929				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					369,351				

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