

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				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		0										
																						TOTAL MARKET OB/XF VALUE		12,000										
																						TOTAL LAND VALUE - MARKET		53,100										
																						TOTAL MARKET VALUE		65,100										
																						SOH/AGL Deduction		0										
																						ASSESSED VALUE		65,100										
																						TOTAL EXEMPTION VALUE		0										
																						BASE TAXABLE VALUE		65,100										
																						TOTAL JUST VALUE		65,100										
																						NCON VALUE		0										
																						INCOME VALUE												
																						PREVIOUS YEAR MKT VALUE		62,150										
																						MISC STRGS SHEDS = NV : KW 6/2024												
																						NW7/23: PER H/O _ THE 1990 DW/MH WAS REMOVED 2/202												
DOR CODE		0001		VAC W/XFOB																														
MAP NUM				MKT AREA																				04										
NEIGHBORHOOD/LOC				4053.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES							86220 PINEWOOD 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	0937	WELL	ERR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990	100	6,000																			
2	0936	SEPTC TANK	ERR	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990	100	6,000																			
LAND DESCRIPTION							TOTAL OB/XF														12,000													
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	000100	C	RES	0	0007	OR	0.00	0.00	0.59	AC		1.00	1.00	1.00	90,000.00	90,000.00	53,100																	
REVIEW DATE 05/17/2024 BY KWA Total Acres: 0.59 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/09/2026 BY SYS																																		