



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 80	2501	06	9,446	65.8746	59.78	564,682	1986	1986	0	0	0	50.00	50.00	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 20	1 SERV SHOP 0% - 0														Heated Area: 7200												
Roof Structure	10	STEEL FRME 100	HX Base Yr														Tax Group: 4 Tax Dist:												
Roof Cover	12	MODULAR MT 70															BUILDING MARKET VALUE 441,799												
Roof Cover	03	COMP SHNGL 30															TOTAL MARKET OB/XF VALUE 21,152												
Interior Wall	01	MINIMUM 100															TOTAL LAND VALUE - MARKET 813,849												
Interior Floor	03	CONC FINSH 100															TOTAL MARKET VALUE 1,276,800												
Ceiling	02	F.NOT SUS 100															SOH/AGL Deduction 144,317												
Air Condition	01	NONE 100															ASSESSED VALUE 1,132,483												
Heating Type	01	NONE 100															TOTAL EXEMPTION VALUE 0												
Plumbing	7	100															BASE TAXABLE VALUE 1,132,483												
Frame	05	STEEL 100															TOTAL JUST VALUE 1,276,800												
Story Height	14	100															NCON VALUE 0												
RMS	8	100															INCOME VALUE												
Stories	1.	1. 100															PREVIOUS YEAR MKT VALUE 1,212,385												
Class	00	. 100																											
Units	0	100																											
Occupancy	00	OWNER OCC 100																											
Quality	01	Quality Level 01																											
DOR CODE	2500	REPAIR SERVICE																											
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	2,200	185	1993	4,070	121,653																								
AOF	431	185	1994	797	23,823																								
BAS	4,569	100	1993	4,569	136,568																								
CAN	32	30	1993	10	299																								
TOTALS	7,232			9,446	282,341																								
EXTRA FEATURES						850369 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	0803	ASPHALT C	0	0	0	0	5,736.00	SF	2.00	2.00	100	1987	1987	3	50	5,736													
2	0810	CONCRETE A	0	0	3	66	198.00	SF	6.50	6.50	100	1988	1988	3	49.5	637													
3	0812	CONCRETE C	0	0	0	0	3,576.00	SF	4.00	4.00	100	1989	1989	3	52	7,438													
4	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1992	1992	3	20	1,200													
5	0430	CL FNC 6B	0	0	0	0	983.00	LF	9.70	9.70	100	1992	1992	3	27	2,574													
6	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1992	1992	3	27	236													
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1992	1992	3	27	162													
8	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	2000	2000	3	40	416													
9	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1986	1986	3	20	80													
10	0940	SHEDS/PORT	0	0	30	6	180.00	SF	30.00	30.00	100	2000	2000	3	20	1,080													
LAND DESCRIPTION						TOTAL OB/XF 19,559																							
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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	225,287.00	SF		1.00	1.00	0.85	4.25	3.61	813,849												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 813,849 Market: 0 Agricultural: 0 Common: 813,849 PRINTED 07/09/2026 BY SYS																													

