

PLATTO MASON DEHNER
85083 DELEENE ROAD
YULEE, FL 32097

2026

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo03CONC FINSH 100

Air Condition03CENTRAL 100

Heating Type Frame04AIR DUCTED 100
02WOOD FRAME 100

Stories Units1. 1. 100
0 100

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% CONDPREV.

01500172097.900054.8239,4702000200000012.2587.75

ACCESORY U 100% - 2026Heated Area: 720HX Base Yr 2026BAS 2026

NASSAU COUNTY PROPERTY PAGE 2 of 2 4

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE167,227

TOTAL MARKET OB/XF VALUE2,310

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE259,537

SOH/GL Deduction0

ASSESSED VALUE259,537

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE208,126

TOTAL JUST VALUE259,537

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE194,171

SUBAREA MARKET VALUETOTALS

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS720100202672034,635

TOTALS72072034,635

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSAUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPRICEUNITSUNIT TYPED TDPTH FACT% CONDTOT ADJPRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTAXALTYDECLFRZYRCNSRV

REVIEW DATE 05/11/2026BY KWA

Total Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS