

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

43-3N-26-0000-0001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 7																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
Exterior Wall	31	HARDIE BRD 70								8901	04	21,903	137.3700	250.36	5,483,635	2025	2025	0	0	0	0.00	100.00	VALUATION BY																								
Exterior Wall	20	FACE BRICK 30								1 GOVT BLDG 0% - 2026										Heated Area: 21326										HX Base Yr										STANDARD							
Roof Structur	10	STEEL FRME 100																												Tax Group: 4								Tax Dist:									
Roof Cover	14	STAND SEAM 100																												BUILDING MARKET VALUE								5,729,974									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE								581,013									
Interior Floo	14	CARPET 50																												TOTAL LAND VALUE - MARKET								747,800									
Interior Floo	03	CONC FINSH 30																												TOTAL MARKET VALUE								7,058,787									
Interior Floo	13	LVT/LAMNT 20																												SOH/AGL Deduction								202,913									
Air Condition	07	ENG PACKGE 100																												ASSESSED VALUE								6,855,874									
Heating Type	09	ENG F AIR 100																												TOTAL EXEMPTION VALUE								03 6,855,874									
Fixtures		41 100																												BASE TAXABLE VALUE								0									
Frame																														TOTAL JUST VALUE								7,058,787									
Story Height	04	REIN CONC 100																												NCON VALUE								5,750,573									
RMS		12 100																												INCOME VALUE																	
Stories		30 100																												PREVIOUS YEAR MKT VALUE								733,904									
Units	1.	1. 100																												NASSAU COUNTY SHERIFF'S OFFICE - TRAINING FACILITY																	
		0 100																																													
Quality	05	Quality Level 05																																													
DOR CODE	8600	COUNTY																																													
MAP NUM		MKT AREA																												05																	
NEIGHBORHOOD/LOC	5001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	21,326	100	2026	21,326	5,339,177																																										
CAN	120	30	2026	36	9,013																																										
CAN	204	30	2026	61	15,272																																										
UST	1,200	40	2026	480	120,173																																										
TOTALS	22,850			21,903	5,483,635																																										
EXTRA FEATURES					153322 CR 108, YULEE										BLD DATE 07/26/2022					HS					LGL DATE					05/08/2026					MLU												
										XF DATE 07/26/2022					HS					LAND DATE																											
										INC DATE										AG DATE																											
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	0812	CONCRETE C	2	0	0	0	22,920.00	SF	4.00	4.00	100	2022	2022	3	99	90,763																															
2	0400	CONC CURB	0	0	0	0	575.00	LF	15.00	15.00	100	2022	2022	3	99	8,539																															
3	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	2022	2022	3	99	1,313																															
4	0810	CONCRETE A	0	0	0	0	306.00	SF	6.50	6.50	100	2022	2022	3	99	1,969																															
5	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	2022	2022	3	99	927																															
6	0444	BOX FNC 4'	0	0	0	0	36.00	LF	6.50	6.50	100	2022	2022	3	90	211																															
7	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2022	2022	3	96	19,430																															
8	0975	ST LT/ARM	0	0	0	0	16.00	UT	500.00	500.00	100	2022	2022	3	96	7,680																															
9	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	100	2022	2022	3	96	1,214																															
10	0920	CWALL-WD/M	0	0	0	0	542.00	LF	390.00	390.00	100	2022	2022	3	90	190,242																															
LAND DESCRIPTION										TOTAL OB/XF										322,288																											
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	008600	C	COUNTY	0		GPU	0.00	0.00	37.39	AC		1.00	1.00	1.00	20,000.00	20,000.00	747,800																														
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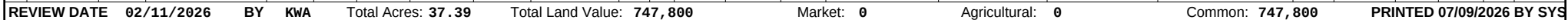
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