

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					13,026														
																									TOTAL LAND VALUE - MARKET					177,000														
																									TOTAL MARKET VALUE					190,026														
																									SOH/AGL Deduction					0														
																									ASSESSED VALUE					190,026														
																									TOTAL EXEMPTION VALUE					0														
																									BASE TAXABLE VALUE					190,026														
																									TOTAL JUST VALUE					190,026														
																									NCON VALUE					0														
																									INCOME VALUE					0														
																									PREVIOUS YEAR MKT VALUE					191,606														
																									ALSO OWNS PRCL 50-3N-27-0000-0002-0060																			
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										OFF CRANDALL RD, YULEE										BLD DATE										LGL DATE										10/22/2024				KBA
																				XF DATE										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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																												
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																												
4	0681	POLE SHED	0	0	10	8	80.00	SF	15.00	15.00	100	2002	2002	3	28	336																												
5	0681	POLE SHED	0	0	10	5	50.00	SF	15.00	15.00	100	2002	2002	3	28	210																												
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2002	2002	3	20	480																												
LAND DESCRIPTION										TOTAL OB/XF										13,026																								
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		OR	0.00	0.00	8.85	AC		1.00	1.00	1.00	20,000.00	20,000.00	177,000																											