



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	PAGE 1 of 1 4												
																VALUATION BY STANDARD														
																Tax Group: 4					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										0				
																TOTAL LAND VALUE - MARKET										740				
																TOTAL MARKET VALUE										740				
																SOH/AGL Deduction										0				
																ASSESSED VALUE										740				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										740				
TOTAL JUST VALUE										740																				
NCON VALUE										0																				
INCOME VALUE																														
PREVIOUS YEAR MKT VALUE																														
DOR CODE 0010 OPEN SPACE																														
MAP NUM						MKT AREA						04																		
NEIGHBORHOOD/LOC 4106.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES						RIVERBLUFF PKWY, 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												
LAND DESCRIPTION						TOTAL OB/XF 0																								
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000010	C	OPEN SPACE			0					0.74	AC		1.00	1.00	1.00	1,000.00	1,000.00	740											
REVIEW DATE 02/03/2026 BY DSB Total Acres: 0.74 Total Land Value: 740 Market: 0 Agricultural: 0 Common: 740 PRINTED 07/09/2026 BY SYS																														