

**THE ARC NASSAU INC/
86051 HAMILTON STREET
YULEE, FL 32097**

2026



9 780130 261609

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	08	WD ON PLY 50								0603	04	9,943	63.7065	94.76	942,199	1982	1990		0		0	21.25	78.75	VALUATION BY													
Exterior Wall	15	CONC BLOCK 50								1 DAYCARE CR 0% - 0														Heated Area: 9720 HX Base Yr													
Roof Structure	04	WOOD TRUSS 100																						Tax Group: 4 Tax Dist:													
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE 757,654													
Interior Wall	01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE 66,206													
Interior Floor	06	VINYL ASB 100																						TOTAL LAND VALUE - MARKET 405,900													
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET VALUE 1,229,760													
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 55,581													
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 1,174,179													
Fixtures	13	100																						TOTAL EXEMPTION VALUE 10 1,174,179													
Frame	03	MASONRY 100																						BASE TAXABLE VALUE 0													
Story Height		8 100																						TOTAL JUST VALUE 1,229,760													
RMS		6 100																						NCON VALUE 0													
Stories	1.	1. 100																						INCOME VALUE													
Units		0 100																						PREVIOUS YEAR MKT VALUE 1,167,743													
BUD8 Adjustme	04	DIST 01 100																																			
Occupancy	00	NONE 100																																			
Quality	03	Quality Level 03																																			
DOR CODE	7500	NON-PROFIT SERVICE																																			
MAP NUM		MKT AREA 04																																			
NEIGHBORHOOD/LOC	4053.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,320	100	1993	2,320	173,126																																
BAS	5,952	100	1993	5,952	444,159																																
BAS	1,448	100	2012	1,448	108,054																																
FCP	744	30	2012	223	16,641																																
TOTALS 10,464										9,943					741,982																						
EXTRA FEATURES					86051 HAMILTON ST, YULEE										BLD DATE					LGL DATE					05/08/2026 MLU												
															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	0803	ASPHALT C	0	0	0	0	14,000.00	SF	1.00	1.00	100	1985	1985	3	50	7,000																					
2	0812	CONCRETE C	0	0	0	0	1,348.00	SF	4.00	4.00	100	1983	1983	3	35	1,887																					
3	0940	SHEDS/PORT	0	0	14	16	224.00	SF	30.00	30.00	100	1992	1992	3	20	1,344																					
4	0505	FLAGPOLE A	0	0	0	0	16.00	LF	50.00	50.00	100	1992	1992	3	20	160																					
5	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1995	1995	3	74	185																					
6	6001	ROLLUP DR	0	0	12	12	1.00	UT	400.00	400.00	100	1999	1999	3	20	80																					
7	0810	CONCRETE A	0	0	0	0	426.00	SF	6.50	6.50	100	2005	2005	3	83	2,298																					
8	1242	WD DECK A	0	0	0	0	242.00	SF	10.00	10.00	100	2005	2005	3	21	508																					
9	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1999	1999	3	73	854																					
10	0350	CARPORT WD	0	0	32	34	1,088.00	SF	13.00	13.00	100	2001	2001	3	20	2,829																					
LAND DESCRIPTION					TOTAL OB/XF										17,145																						
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	009999	C	EXEMPT		0	0004	OR	0.00	0.00	4.51	AC		1.00	1.00	1.00	90,000.00	90,000.00	405,900																			

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