

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	VALUATION SUMMARY												
																				VALUATION BY		STANDARD										
																				Tax Group: 4		Tax Dist:										
																				BUILDING MARKET VALUE		0										
																				TOTAL MARKET OB/XF VALUE		12,000										
																				TOTAL LAND VALUE - MARKET		90,900										
																				TOTAL MARKET VALUE		102,900										
																				SOH/AGL Deduction		32,171										
																				ASSESSED VALUE		70,729										
																				TOTAL EXEMPTION VALUE		0										
																				BASE TAXABLE VALUE		70,729										
																				TOTAL JUST VALUE		102,900										
																				NCON VALUE		0										
																				INCOME VALUE												
																				PREVIOUS YEAR MKT VALUE		103,553										
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM							MKT AREA														04											
NEIGHBORHOOD/LOC			4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																																
EXTRA FEATURES						96080 CONNER LN, 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																
2	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000																	
3	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000																	