



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																																									
																		VALUATION BY																																									
																		Tax Group: 4												STANDARD																													
																		BUILDING MARKET VALUE												Tax Dist:																													
																		TOTAL MARKET OB/XF VALUE												0																													
																		TOTAL LAND VALUE - MARKET												12,000																													
																		TOTAL MARKET VALUE												158,125																													
																		SOH/AGL Deduction												170,125																													
																		ASSESSED VALUE												0																													
																		TOTAL EXEMPTION VALUE												170,125																													
																		BASE TAXABLE VALUE												0																													
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						PAGES DAIRY RD, 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																																										
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000																																											
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000																																											
LAND DESCRIPTION						TOTAL OB/XF												12,000																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.75	AC		1.00	1.00	1.00	90,000.00	90,000.00	157,500																																										
2	009530	C	POND	0		OR			0.25	AC		1.00	1.00	1.00	2,500.00	2,500.00	625																																										
REVIEW DATE						07/23/2025						BY						KW						Total Acres: 2.00						Total Land Value: 158,125						Market: 0						Agricultural: 0						Common: 158,125						PRINTED 07/09/2026 BY SYS					