



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	AP	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	15	CONC BLOCK 100	1701	04	5,520	112.2615	167.55	924,876	2009	2009	0	0	35	12.00	53.00	STANDARD																				
Roof Structur	04	WOOD TRUSS 100	6 OFFICE 0% - 0														Heated Area: 5380 HX Base Yr																			
Roof Cover	03	COMP SHNGL 100															VALUATION BY																			
Interior Wall	05	DRYWALL 100															Tax Group: 4										Tax Dist:									
Interior Floo	11	CLAY TILE 100															BUILDING MARKET VALUE										490,184									
Ceiling	02	F.NOT SUS 100															TOTAL MARKET OB/XF VALUE										23,889									
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET										96,900									
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE										610,973									
Fixtures	18	100															SOH/AGL Deduction										10,036									
Frame	03	MASONRY 100															ASSESSED VALUE										600,937									
Story Height	10	100															TOTAL EXEMPTION VALUE										0									
RMS	28	100															BASE TAXABLE VALUE										600,937									
Stories	1.	1. 100	TOTAL JUST VALUE										610,973																							
Units	0	100	NCON VALUE										0																							
Occupancy	00	NONE 100	INCOME VALUE										570983																							
Quality			03	Quality Level 03												PREVIOUS YEAR MKT VALUE										546,306										
DOR CODE			1700 OFFICE BUILDINGS																																	
MAP NUM			MKT AREA												04																					
NEIGHBORHOOD/LOC			4051.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,810	100	2009	2,810	249,532																															
BAS	2,570	100	2010	2,570	228,220																															
CAN	455	30	2009	136	12,077																															
DCK	18	10	2009	2	178																															
DCK	18	10	2009	2	178																															
TOTALS			5,871		5,520	490,184																														
EXTRA FEATURES						86056 PAGES DAIRY RD, YULEE										DC																				
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	8,975.00	SF	2.00	2.00	100	2009	2009	3	60	10,770																				
2	0811	CONCRETE B	0	0	0	0	796.00	SF	5.20	5.20	100	2009	2009	3	88	3,642																				
3	0400	CONC CURB	0	0	0	0	351.00	LF	15.00	15.00	100	2009	2009	3	91	4,791																				
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2009	2009	3	72	3,643																				
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2009	2009	3	72	720																				
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2009	2009	3	91	23																				
7	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2009	2009	3	100	300																				
TOTAL OB/XF 23,889																																				
LAND DESCRIPTION																																				
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	001700	C	1STORY OFF	0		CG	0.00	0.00	25,840.00	SF		1.00	1.00	0.75	5.00	3.75	96,900																			
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/09/2026 BY SYS																																				