

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								PAGE 1 of 1																
																											4																
DOR CODE	0000						VACANT																																				
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						86148 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																											
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	DPTH 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	0.82	AC		1.00	1.00	1.00	90,000.00	90,000.00	73,800																										
2	009630	C	SWAMP	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	500.00	500.00	650																										
REVIEW DATE		05/08/2026		BY	MLU		Total Acres: 2.12			Total Land Value: 74,450			Market: 0			Agricultural: 0			Common: 74,450			PRINTED 07/09/2026 BY SYS																					