



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		6,000									
																			TOTAL LAND VALUE - MARKET		902,500									
																			TOTAL MARKET VALUE		908,500									
																			SOH/AGL Deduction		596,781									
																			ASSESSED VALUE		311,719									
																			TOTAL EXEMPTION VALUE		0									
																			BASE TAXABLE VALUE		311,719									
																			TOTAL JUST VALUE		908,500									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		873,003									
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													
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000														
LAND DESCRIPTION						TOTAL OB/XF													6,000											
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		RSF-2	0.00	0.00	10.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	900,000													
2	009630	C	SWAMP	0		RSF-2	0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500													
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 15.00		Total Land Value: 902,500		Market: 0		Agricultural: 0		Common: 902,500		PRINTED 07/09/2026 BY SYS														