

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					90,000					
																			TOTAL MARKET VALUE					102,000					
																			SOH/AGL Deduction					15,221					
																			ASSESSED VALUE					86,779					
																			TOTAL EXEMPTION VALUE					0					
																			BASE TAXABLE VALUE					86,779					
																			TOTAL JUST VALUE					102,000					
																			NCON VALUE					0					
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE					97,399					
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					86095 MERRYLENE RD, YULEE										BLD DATE				LGL DATE		05/08/2026		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000														
2	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000														