

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		0								
																			TOTAL LAND VALUE - MARKET		2,860								
																			TOTAL MARKET VALUE		2,145								
																			SOH/AGL Deduction		0								
																			ASSESSED VALUE		2,145								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		2,145								
																			TOTAL JUST VALUE		2,860								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		2,860								
DOR CODE		5401	TIMBER 2-1 SI 90+																										
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					TOM BURNEY RD, YULEE															BLD DATE				LGL DATE		01/18/2023		DC	
																				XF DATE				LAND DATE		10/09/2025		KBA	
																				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											
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