

PT OF LOTS 98 & 90 & ABDN R/W
IN OR 2149/338 (EX ESMT'S IN
OR 1510/186 & OR 2013/1922)

SKYLARK PLAZA AT OCALA LLC
3662 AVALON PARK E BLVD, SUITE 201
ORLANDO, FL 32828

2023

00-00-30-044B-0098-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1900	PROFESSIONAL BLDG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,062	100	7,062	1,403,525
CAN	28	30	8	1,590
CAN	28	30	8	1,590
CAN	28	30	8	1,590
CAN	546	30	164	32,594
FST	42	50	21	4,174

TOTALS	7,734		7,271	1,445,062
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	10,439.00	SF	2.00
2	0856	POROUS CC	0	0	0	0	4,193.00	SF	2.50
3	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00
4	0400	CONC CURB	0	0	0	0	1,025.00	LF	15.00
5	0812	CONCRETE C	0	0	0	0	1,569.00	SF	4.00
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00
7	4950	BOLLARD	0	0	0	0	6.00	UT	100.00
8	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00
10	0424	CL FNC 6'	0	0	0	0	56.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001910	C	MEDICAL OF	0		C-2	0.00	0.00	60,110.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	7,271	125.8950	204.89	1,489,755	2017	2017	0	0	0	3.00	97.00
1 MDL OFFICE - 0% - 0												
Heated Area: 7062												
HX Base Yr												

960144 GATEWAY BLVD, FERNANDINA BEACH	BLD DATE	11/29/2018	KK	LGL DATE	
	XF DATE	11/29/2018	KK	LAND DATE	11/29/2018
	INC DATE			AG DATE	KK

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,926,944
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			2,266,993
SOH/AGL Deduction			0
ASSESSED VALUE			2,266,993
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,266,993
TOTAL JUST VALUE			2,266,993
NCON VALUE			0
INCOME VALUE			2,266,993
PREVIOUS YEAR MKT VALUE			2,266,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161566	CO ISSUED	0	06/07/2017
20171420	NEW CONSTR-ROOF	69,000	05/10/2017
20162715	FIRE SPRINKLER SY	28,000	10/04/2016
20162497	H/AC	100,000	09/14/2016
20162234	NEW CONSTR	121,000	08/15/2016
20162235	H/AC	121,252	08/15/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2149/0338	9/29/2017	WD Q	I	01	
GRANTOR: FRE AMELIA ISLAND LLC					
GRANTEE: SKYLARK PLAZA AT OC					
2053/1885	6/17/2016	SW Q	V	02	
GRANTOR: STARMAX FLORIDA LLC					
GRANTEE: FRE AMELIA ISLAND L					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W39 CAN=[YR=2017] N4 W7 S4 E7\$ W50									
FST=[YR=2017] W7 S6 E7 N6\$ S6 W7 S8 CAN=[YR=2017] W4 S7 E4									
N7\$ S60 E11 CAN=[YR=2017] S4 E7 N4 W7\$ E59 CAN=[YR=2017]									
S26 E21 N26 W21\$ E26 N74\$.									

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REVIEW DATE 11/29/2018 BY KK Total Acres: 0.00 Total Land Value: 340,049 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

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