

PT OF LOT 15 (S-7)
PT OF ABND ALLEY
IN OR 2493/1117

SLA REAL ESTATE HOLDINGS LLC/
908 ASHLEE CT
NORTON SHORES, MI 49441

2023

00-00-30-0800-0015-0070



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																	
Exterior Wall	25	MOD METAL 70	1101	04	6,636	97.1250	142.29	944,236	1995	1995	0	0	0	28.00	72.00	VALUATION BY																
Exterior Wall	16	WD FR STUC 30	1 RETAILSTOR - 0% - 0										Heated Area: 5728										HX Base Yr									
Roof Structur	10	STEEL FRME 100																					Tax Group: 8									
Roof Cover	12	MODULAR MT 100																					Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floor	05	ASPH TILE 70																					TOTAL MARKET OB/XF VALUE									
Interior Floor	14	CARPET 30																					TOTAL MARKET VALUE									
Ceiling	01	FIN.SUSPD 100																					TOTAL LAND VALUE - MARKET									
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction									
Fixtures	10	100																					ASSESSED VALUE									
Frame	05	STEEL 100											TOTAL EXEMPTION VALUE																			
Story Height	14	100											BASE TAXABLE VALUE																			
RMS	8	100											TOTAL JUST VALUE																			
Stories	1.	1. 100											NCON VALUE																			
Units	0	100											INCOME VALUE																			
Occupancy	00	OWNER OCC 100											PREVIOUS YEAR MKT VALUE																			
Quality	03	Quality Level 03																														
DOR CODE	1100	STORES, 1 STORY																														
MAP NUM		MKT AREA	02																													
NEIGHBORHOOD/LOC	2002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	4,962	100	4,962	508,351																												
CAN	98	30	29	2,971																												
FST	300	50	150	15,368																												
FST	24	50	12	1,229																												
KTA	204	110	224	22,949																												
SFB	180	80	144	14,753																												
SFB	522	80	418	42,823																												
UST	78	40	31	3,176																												
UST	1,664	40	666	68,231																												
TOTALS	8,032		6,636	679,850																												
EXTRA FEATURES					833 T J COURSON RD, FERNANDINA BEACH										BLD DATE 02/28/2020 KKA																	
															LGL DATE 02/28/2020 KKA																	
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	0812	CONCRETE C	0	0	0	0	11,891.00	SF	4.00	4.00	100	1995	1995	3	72	34,246																
2	0400	CONC CURB	0	0	0	0	296.00	LF	15.00	15.00	100	1995	1995	3	79	3,508																
3	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1995	1995	3	79	277																
4	0422	CL FNC 4'	0	0	0	0	205.00	LF	15.00	15.00	100	1995	1995	3	39	1,199																
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1995	1995	3	40	720																
6	0646	LWN SPRK H	0	0	0	0	8.00	UT	2.00	2.00	100	1995	1995	3	20	3																
7	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2005	2005	3	69	1,242																
8	0097	AWNING CN	0	0	0	0	66.00	SF	65.00	65.00	100	2005	2005	3	44	1,888																
9	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1995	1995	3	20	80																
10	0964	HALON SYST	0	0	7	3	21.00	SF	50.00	50.00	100	2010	2010	3	92	966																
LAND DESCRIPTION					TOTAL OB/XF										44,129																	
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	001100	C	STORE 1FLR	0	0003	CI	135.00	270.00	36,450.00	SF		1.00	1.00	1.25	10.00	12.50	455,625															

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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: 8										Tax Dist:									
																				BUILDING MARKET VALUE										679,850									
																				TOTAL MARKET OB/XF VALUE										45,124									
																				TOTAL LAND VALUE - MARKET										455,625									
																				TOTAL MARKET VALUE										1,180,599									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										1,180,599									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										1,180,599									
																				TOTAL JUST VALUE										1,180,599									
																				NCON VALUE										0									
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										1,116,428									
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