



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 80		
Exterior Wall	05	AVERAGE 20		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 90		
Roof Cover	03	COMP SHNGL 10		
Interior Wall	07	NONE 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		5 100		
Frame	05	STEEL 100		
Common Wall		20 100		
Story Height		12 100		
RMS		11 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
QUANTITY	03	QUANTITY Level 03		
DOR CODE		4800 WAREHOUSE-STORAGE		
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC		6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	185	185	4,579
AOF	351	185	649	16,063
AOF	480	185	888	21,979
AOF	568	185	1,051	26,014
BAS	1,732	100	1,732	42,869
BAS	1,629	100	1,629	40,320
TOTALS	4,860		6,134	151,825

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4802	06	6,134	76.5984	42.13	258,425	1982	1989	0	0	41.25	58.75
1 DIST WAREH - 0% - 0 Heated Area: 4860 HX Base Yr											
BLD DATE	02/25/2022		KK	LGL DATE	02/25/2022		KK	LAND DATE	02/25/2022		KK
XF DATE	02/25/2022		KK	AG DATE							
INC DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		3
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3			Tax Dist:			
BUILDING MARKET VALUE			201,297			
TOTAL MARKET OB/XF VALUE			16,670			
TOTAL LAND VALUE - MARKET			108,028			
TOTAL MARKET VALUE			325,995			
SOH/AGL Deduction			94,635			
ASSESSED VALUE			231,360			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			231,360			
TOTAL JUST VALUE			325,995			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			222,061			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0430	CL FNC 6B	0	0	0	0	790.00	LF	9.70	9.70	100
2	0812	CONCRETE C	0	0	0	0	2,518.00	SF	4.00	4.00	100
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100
5	0812	CONCRETE C	0	0	0	0	1,467.00	SF	4.00	4.00	100
6	0803	ASPHALT C	0	0	0	0	2,734.00	SF	2.00	2.00	100
7	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100
8	0681	POLE SHED	0	0	16	5	80.00	SF	15.00	15.00	100
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100
10	0424	CL FNC 6'	0	0	0	0	76.00	LF	20.00	20.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0	0004	C-1	210.00	260.00	54,014.00	SF	1.00
TOTAL OB/XF 16,670											
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SCOTT JEANNE
P O BOX 1199
HILLIARD, FL 32046

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