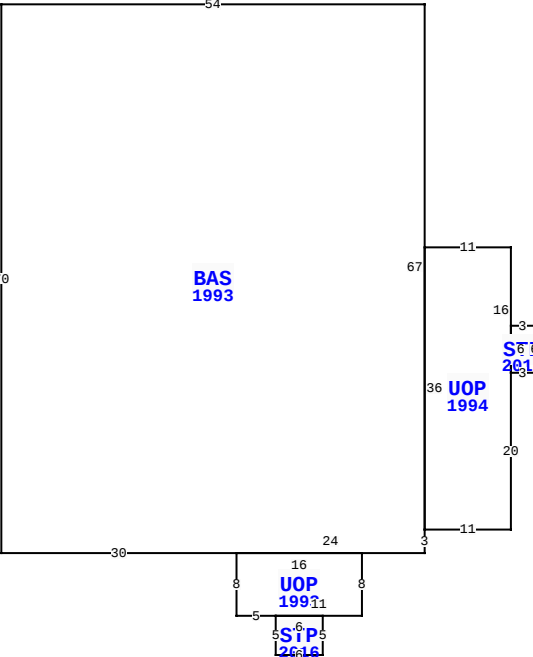


1881 OCCASIONS REAL ESTATE HOLDING LLC/GUYNN DAPHN
37059 PECAN ST
HILLIARD, FL 32046

08-3N-24-2381-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0303	06	3,942	56.3098	62.93	248,070	1950	1985	0	0	10	16.50	73.50																	
Roof Structure	04	WOOD TRUSS 100								1 CLUB HOUSE - 0% - 2023										Heated Area: 3780										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	01	MINIMUM 50																																					
Interior Wall	04	PLYWOOD 50																																					
Interior Floor	02	MIN PLYWD 100																																					
Ceiling	01	FIN.SUSPD 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Plumbing	01	0 100																																					
Frame	02	WOOD FRAME 100																																					
Story Height		11 100																																					
RMS		1 100																																					
Stories	1.	1. 100																																					
Class	00	. 100																																					
Units		0 100																																					
BUD8 Adjustme	03	DIST HI 100																																					
Occupancy	00	NONE 100																																					
Quality	02	Quality Level 02																																					
DOR CODE	7700	CLUBS/LODGES/HALLS																																					
MAP NUM		MKT AREA																		06																			
NEIGHBORHOOD/LOC	6002	.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	3,780	100	3,780	174,838																																			
STP	18	10	2	93																																			
STP	30	10	3	139																																			
UOP	128	30	38	1,757																																			
UOP	396	30	119	5,504																																			
TOTALS	4,352		3,942	182,331																																			
EXTRA FEATURES					37059 PECAN ST, HILLIARD										BLD DATE 05/27/2022					KK					LGL DATE 05/27/2022					KK									
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																							
2	1242	WD DECK A	0	0	0	0	115.00	SF	10.00	100	2013	2013	3	65	748																								
3	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	100	1980	1980	3	35	80																								
4	0810	CONCRETE A	0	0	0	0	74.00	SF	6.50	100	2016	2016	3	97	467																								
5	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	100	2006	2006	3	31	99																								
																	</																						