

N1/2 OF SE1/4 OF SEC 8-3N-26E  
IN OR 1889/1982 &  
ESMT IN OR 826/332 &

SAND HILL RECYCLING LLC  
1267 GERBING RD  
FERNANDINA BEACH, FL 32034

2023

08-3N-26-0000-0004-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 25 | MOD METAL 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 07 | CORK/VTILE 100 |
| Ceiling                  | 02 | F.NOT SUS 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             |    | 9 100          |
| RMS                      |    | 3 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 5500    | TIMBERLAND 80-89 |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 672              | 100         | 672          | 21,602               |
| TOTALS    | 672              |             | 672          | 21,602               |

| EXTRA FEATURES |            |             |     |     |    |    |  |
|----------------|------------|-------------|-----|-----|----|----|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  |  |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 24 | 18 |  |
| 2              | 0819       | CONC 12"    | 0   | 0   | 70 | 11 |  |
| 3              | 4950       | BOLLARD     | 0   | 0   | 0  | 0  |  |
| 4              | 1094       | T SCALE 60  | 0   | 0   | 0  | 0  |  |
| 5              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  |  |
| 6              | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0  |  |
| 7              | 0446       | BOX FNC 6'  | 0   | 0   | 0  | 0  |  |
| 8              | 1242       | WD DECK A   | 0   | 0   | 0  | 0  |  |
| 9              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  |  |
| 10             | 0810       | CONCRETE A  | 0   | 0   | 8  | 4  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 004900   | C   | OPEN STRGE           | 0   |     | OR       | 0.00  | 0.00  | 44.00       |
| 2                | 005500   | A   | TIMBER 2 SI          | 0   |     | OR       | 0.00  | 0.00  | 36.00       |
| 3                | 009910   | M   | MKT.VAL.AG           | 0   |     |          | 0.00  | 0.00  | 36.00       |

REVIEW DATE 05/15/2018 BY KK

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |   |       |        |  |
|----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 1709                 | 04  | 672       | 84.9555     | 73.06          | 49,096         | 1998 | 1998 |      | 0    | 0 | 56.00 | 44.00  |  |
| 2 MH OFFICE - 0% - 0 |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 672     |     |           |             |                |                |      |      |      |      |   |       |        |  |
| HX Base Yr           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BAS 2017             |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                      |                     |    |           |            |     |
|----------------------|---------------------|----|-----------|------------|-----|
| 153326 CR 108, YULEE | BLD DATE 05/15/2018 | KK | LGL DATE  | 05/19/2023 | MLU |
|                      | XF DATE             |    | LAND DATE |            |     |
|                      | INC DATE            |    | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 2 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 21,602    |  |             |
| TOTAL MARKET OB/XF VALUE  | 38,948    |  |             |
| TOTAL LAND VALUE - MARKET | 420,000   |  |             |
| TOTAL MARKET VALUE        | 212,350   |  |             |
| SOH/AGL Deduction         | 129       |  |             |
| ASSESSED VALUE            | 212,221   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 212,221   |  |             |
| TOTAL JUST VALUE          | 480,550   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 174,928   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 17007359   | DEMOLITION  | 500    | 08/15/2017 |
| 17007383   | NEW CONSTR  | 75,000 | 08/15/2017 |
| E1325916   | REMODEL     | 0      | 02/01/2013 |
| E24887     | ELEC OTHER  | 0      | 03/01/2012 |
| B0210033   | MH MOVE-ON  | 5,300  | 08/01/2002 |
| B029784    | MH MOVE-ON  | 4,800  | 06/01/2002 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1889/1982                      | 11/15/2013 | WD        | Q     | I     | 02     | 506,200    |
| GRANTOR: SANDHILL RECYCLE CENT |            |           |       |       |        |            |
| GRANTEE: SAND HILL RECYCLING   |            |           |       |       |        |            |
| 1461/1607                      | 11/28/2006 | WD        | U     | I     | 19     | 1,500,000  |
| GRANTOR: MYERS JOHN E          |            |           |       |       |        |            |
| GRANTEE: SANDHILL RECYCLE CE   |            |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS              |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W56 S12 E56 N12\$. |  |  |  |  |  |  |  |  |  |

Total Acres: 80.00 Total Land Value: 151,800 Market: 288,000 Agricultural: 19,800 Common: 132,000 PRINTED 08/02/2023 BY SYS

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