

[illegible]

REVIEW DATE 06/10/2022 BY HS Total Acres: 0.00 Total Land Value: 2,820,000 Market: 0 Agricultural: 0 Common: 2,820,000 PRINTED 08/02/2023 BY SYS

MILLS CREEK PRESERVE LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

12-2N-26-0000-0001-0160

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4				
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY										4									
Exterior Wall		31	HARDIE BRD 100		0302	03	32,026	99.7500	178.05	5,702,229	2022	2022	0	0	10	0.00	90.00	VALUATION BY					STANDARD											
Roof Structure		04	WOOD TRUSS 100		5 APART/LUX - 0% - 2023										Heated Area: 30438										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 60																															
Interior Floor		13	LVT/LAMNT 40																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			2 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Story Height			10 100																															
RMS			0 100																															
Units			24 100																															
Quality		03	Quality Level 03																															
DOR CODE		0300	MULTI-FAMILY																															
MAP NUM			MKT AREA																						05									
NEIGHBORHOOD/LOC		4001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,819	100	2,819	451,731																														
BAS	2,819	100	2,819	451,731																														
BAS	4,808	100	4,808	770,458																														
CAN	318	30	95	15,224																														
CAN	318	30	95	15,224																														
CAN	376	30	113	18,108																														
CAN	376	30	113	18,108																														
CAN	617	30	185	29,645																														
CAN	618	30	185	29,645																														
FSP	60	55	33	5,288																														
TOTALS	34,723		32,026	5,132,006																														
EXTRA FEATURES					74700 MILLS PRESERVE CIR, YULEE																													
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																		
41	0648	LIGHTS-AV	0	0	0	0	13.00	UT	140.00	140.00	100	2022	2022	3	100	1,820																		
42	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2022	2022	3	100	500																		

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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 AP NORM % COND										VALUATION SUMMARY									
Exterior Wall 31 HARDIE BRD 100										0302 03 24,892 96.9000 172.97 4,305,569 2022 2022 0 0 10 0.00 90.00										VALUATION BY STANDARD									
Roof Structur 04 WOOD TRUSS 100										7 APART/LUX - 0% - 2023 Heated Area: 23346 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																													

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 9 of 14											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND									
Exterior Wall	31	HARDIE BRD 100								0302	03	23,960	96.9000	172.97	4,144,361	2022	2022	0	0	10	0.00	90.00	VALUATION BY								
Roof Structur	04	WOOD TRUSS 100								9 APART/LUX - 0% - 2023														Heated Area: 22395							
Roof Cover	03	COMP SHNGL 100								HX Base Yr														STANDARD							
Interior Wall	05	DRYWALL 100																						Tax Group: 4							
Interior Floo	14	CARPET 60																						Tax Dist:							
Interior Floo	13	LVT/LAMNT 40																						BUILDING MARKET VALUE							
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET							
Bedrooms		1 100																						TOTAL MARKET VALUE							
Bathrooms		1 100																						SOH/AGL Deduction							
Frame	02	WOOD FRAME 100																						ASSESSED VALUE							
Story Height		10 100																						TOTAL EXEMPTION VALUE							
RMS		0 100																						BASE TAXABLE VALUE							
Units		24 100																						TOTAL JUST VALUE							
																						NCON VALUE									
																						INCOME VALUE									
																						PREVIOUS YEAR MKT VALUE									

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