

PT OF LOTS 6 7 & 8
IN OR 2059/448 & OR 2078/1524
DUNNS SURVEY

3MC INDUSTRIAL REAL ESTATE HOLDINGS LLC
PO BOX 366
HILLIARD, FL 32046

2023

16-3N-24-2320-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		13 100
Frame	05	STEEL 100
Story Height		15 100
RMS		4 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	4800	WAREHOUSE-STORAGE

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	832	250	2,080	13,216
BAS	8,700	100	8,700	55,280
CAN	540	30	162	1,029
CLP	696	60	418	2,656
PTO	320	5	16	102
PTO	660	5	33	210
ULP	174	30	52	330

TOTALS	11,922		11,461	72,823
--------	--------	--	--------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0812	CONCRETE C	0	0	31	30			930.00	SF	4.00
3	0810	CONCRETE A	0	0	21	5			105.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0			586.00	SF	6.50
5	0978	SECURTY LT	0	0	0	0			3.00	UT	450.00
6	6001	ROLLUP DR	0	0	0	0			2.00	UT	400.00

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	0.00	0.00	79,280.00	SF	1.00
2	000000	C	VAC RES	0		R-1	0.00	0.00	2.26	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	11,461	66.8850	31.77	364,116	1974	1974	0	0	0	80.00
1 STOR WAREH - 0% - 0											
Heated Area: 9532											
HX Base Yr											
BLD DATE 02/04/2019 KK LGL DATE 02/04/2019 KK XF DATE 02/04/2019 KK LAND DATE 02/04/2019 KK INC DATE AG DATE											

TOTAL OB/XF											
3,037											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		72,823	
TOTAL MARKET OB/XF VALUE		3,037	
TOTAL LAND VALUE - MARKET		210,540	
TOTAL MARKET VALUE		286,400	
SOH/AGL Deduction		40,549	
ASSESSED VALUE		245,851	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		245,851	
TOTAL JUST VALUE		286,400	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		223,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9503063	ADDITION	4,000	03/28/1995
87-733	N/A	250	03/18/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2078/1524	10/14/2016	WD	Q	V	03	50,000	
GRANTOR: HUNTLEY MARY REVOCABL							
GRANTEE: 3MC INDUSTRIAL REAL							
2059/0448	7/14/2016	WD	Q	I	05	290,000	
GRANTOR: BEL PROPERTY MANAGEME							
GRANTEE: 3MC INDUSTRIAL REAL							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=1995] W30 S22 CAN=[YR=1995] S18 BAS=[YR=1993] W115 ULP=[YR=1993] W29 S6 CLP=[YR=1993] S24 E29 N24 W29\$ E29 N6\$ S60 PTO=[YR=1994] S10 E32 N10 W32\$ E145 N60 W30\$ E30 N18 W30\$ \$ E30 N22\$ PTR= E20 APT=[YR=1993] E32 S26 W32 N26\$ W20\$.											