

PT OF SE1/4 IN OR 2643/1222  
(EX 2-62 & R/O/W OR 2023/922)  
EX ESMT OR 1282/517

SWAMP OF NORTH FLORIDA LLC  
96381 CAYMAN CIRCLE  
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0000-0002-0300



| 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     | PAGE 1 of 3               |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                    | 17               | CB STUCCO 60     | 2704                  | 04                   | 11,298               | 100.2834    | 101.79         | 1,150,023      | 1989        | 1989           | 0         | 0        | 10          | 50.00   | 40.00      | VALUATION SUMMARY         |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                    | 28               | GLASS THRM 40    | 1 VEH SALE/R - 0% - 0 |                      |                      |             |                |                |             |                |           |          |             |         |            | Heated Area: 9000         |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Structure                                                                                                                                   | 10               | STEEL FRME 100   | HX Base Yr            |                      |                      |             |                |                |             |                |           |          |             |         |            | STANDARD                  |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Cover                                                                                                                                       | 12               | MODULAR MT 60    |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | Tax Group: 4              |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Cover                                                                                                                                       | 04               | BUILT-UP 40      |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | BUILDING MARKET VALUE     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Wall                                                                                                                                    | 05               | DRYWALL 100      |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | TOTAL MARKET OB/XF VALUE  |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floor                                                                                                                                   | 14               | CARPET 70        |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | TOTAL LAND VALUE - MARKET |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floor                                                                                                                                   | 11               | CLAY TILE 30     |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | TOTAL MARKET VALUE        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Ceiling                                                                                                                                          | 02               | F.NOT SUS 100    |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | SOH/AGL Deduction         |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Air Condition                                                                                                                                    | 03               | CENTRAL 100      |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | ASSESSED VALUE            |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Heating Type                                                                                                                                     | 04               | AIR DUCTED 100   |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | TOTAL EXEMPTION VALUE     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Fixtures                                                                                                                                         | 11               | 100              |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | BASE TAXABLE VALUE        |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Frame                                                                                                                                            | 05               | STEEL 100        |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | TOTAL JUST VALUE          |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Story Height                                                                                                                                     | 8                | 100              |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | NCON VALUE                |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| RMS                                                                                                                                              | 13               | 100              |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | INCOME VALUE              |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Stories                                                                                                                                          | 2.               | 2. 100           |                       |                      |                      |             |                |                |             |                |           |          |             |         |            | PREVIOUS YEAR MKT VALUE   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Units                                                                                                                                            | 0                | 100              |                       |                      |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Occupancy                                                                                                                                        | 00               | OWNER OCC 100    |                       |                      |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Quality                                                                                                                                          | 03               | Quality Level 03 |                       |                      |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| DOR CODE                                                                                                                                         | 2700             | VEH SALE/REPAIR  |                       |                      |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| MAP NUM                                                                                                                                          |                  |                  |                       |                      |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                 | 4002.00          | MKT AREA         |                       |                      |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                        | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA          | SUBAREA MARKET VALUE |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| BAS                                                                                                                                              | 2,880            | 100              | 2,880                 | 117,262              |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| CAN                                                                                                                                              | 2,880            | 30               | 864                   | 35,179               |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| CAN                                                                                                                                              | 3,700            | 30               | 1,110                 | 45,195               |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FUS                                                                                                                                              | 2,880            | 100              | 2,880                 | 117,262              |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| SDA                                                                                                                                              | 3,240            | 110              | 3,564                 | 145,112              |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTALS                                                                                                                                           | 15,580           |                  | 11,298                | 460,009              |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                   |                  |                  |                       |                      | 464046 SR 200, 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      |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 1                                                                                                                                                | 0812             | CONCRETE C       | 0                     | 0                    | 0                    | 0           | 163,553.00     | SF             | 4.00        | 4.00           | 100       | 1989     | 1989        | 3       | 59.5       | 389,256                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 2                                                                                                                                                | 0400             | CONC CURB        | 0                     | 0                    | 0                    | 0           | 1,787.00       | LF             | 15.00       | 15.00          | 100       | 1989     | 1989        | 3       | 68         | 18,227                    |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 3                                                                                                                                                | 0424             | CL FNC 6'        | 0                     | 0                    | 0                    | 0           | 468.00         | LF             | 20.00       | 20.00          | 100       | 1989     | 1989        | 3       | 27         | 2,527                     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 4                                                                                                                                                | 0430             | CL FNC 6B        | 0                     | 0                    | 0                    | 0           | 658.00         | LF             | 9.70        | 9.70           | 100       | 1989     | 1989        | 3       | 27         | 1,723                     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 5                                                                                                                                                | 0972             | ST LGHT UN       | 0                     | 0                    | 0                    | 0           | 23.00          | UT             | 2,530.00    | 2,530.00       | 100       | 1989     | 1989        | 3       | 28         | 16,293                    |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 6                                                                                                                                                | 0975             | ST LT/ARM        | 0                     | 0                    | 0                    | 0           | 34.00          | UT             | 500.00      | 500.00         | 100       | 1989     | 1989        | 3       | 28         | 4,760                     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 7                                                                                                                                                | 0402             | CONC BUMPE       | 0                     | 0                    | 0                    | 0           | 20.00          | UT             | 25.00       | 25.00          | 100       | 1989     | 1989        | 3       | 68         | 340                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 8                                                                                                                                                | 0464             | FNC GT 10'       | 0                     | 0                    | 0                    | 0           | 2.00           | UT             | 350.00      | 350.00         | 100       | 1989     | 1989        | 3       | 27         | 189                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 9                                                                                                                                                | 0466             | FNC GT 20'       | 0                     | 0                    | 0                    | 0           | 2.00           | UT             | 750.00      | 750.00         | 100       | 1989     | 1989        | 3       | 27         | 405                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 12                                                                                                                                               | 7080             | SOUND SYS        | 0                     | 0                    | 0                    | 0           | 1.00           | UT             | 1,500.00    | 1,500.00       | 100       | 1989     | 1989        | 3       | 100        | 1,500                     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                 |                  |                  |                       |                      | TOTAL OB/XF          |             |                |                |             |                |           |          |             |         |            |                           |            | 435,220                     |      |         |      |     |    |        |  |  |  |  |  |  |
| L N                                                                                                                                              | USE CODE         | CLS              | LAND USE DESCRIPTION  | CAP                  | R D                  | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE            | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |  |
| 1                                                                                                                                                | 002700           | C                | AUTO SALES            | 0                    | 0004                 | OR          | 0.00           | 0.00           | 267,894.00  | SF             |           | 1.00     | 1.00        | 1.00    | 5.00       | 5.00                      | 1,339,470  |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 2                                                                                                                                                | 009600           | C                | WASTELAND             | 0                    |                      |             | 0.00           | 0.00           | 3.90        | AC             |           | 1.00     | 1.00        | 1.00    | 2,500.00   | 2,500.00                  | 9,750      |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| REVIEW DATE 04/28/2022 BY KK Total Acres: 3.90 Total Land Value: 1,349,220 Market: 0 Agricultural: 0 Common: 1,349,220 PRINTED 08/02/2023 BY SYS |                  |                  |                       |                      |                      |             |                |                |             |                |           |          |             |         |            |                           |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |

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