



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FTNSH 100
Ceiling	04 NONE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	24 100
RMS	3 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	2700 VEH SALE/REPAIR

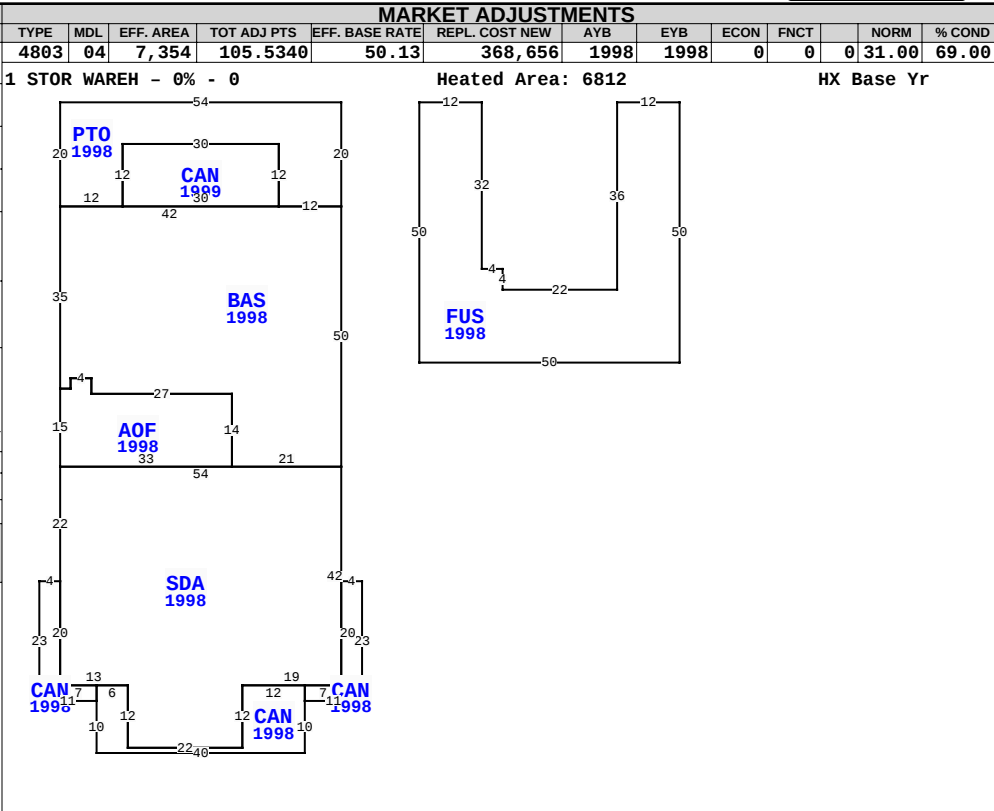
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	476	100	476	16,465
BAS	2,224	100	2,224	76,927
CAN	113	30	34	1,176
CAN	113	30	34	1,176
CAN	256	30	77	2,663
CAN	360	30	108	3,736
FUS	1,580	100	1,580	54,651
PTO	720	5	36	1,245
SDA	2,532	110	2,785	96,332

TOTALS	8,374	7,354	254,373
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EXTRA FEATURES	
L N	OB/XF CODE
1	0418 EXHST FAN
2	0803 ASPHALT C
3	0402 CONC BUMPE
4	6001 ROLLUP DR
5	0400 CONC CURB
6	4950 BOLLARD
7	0812 CONCRETE C
8	0430 CL FNC 6B
11	0465 FNC GT 15'
12	0463 FENCE GATE



BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
INC DATE			AG DATE	

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	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
2	0803	ASPHALT C	0	0	0	26,563.00	SF	2.00	2.00	100	1998	1998	3	50	26,563	
3	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00	100	1998	1998	3	83	104	
4	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
5	0400	CONC CURB	0	0	0	701.00	LF	15.00	15.00	100	1998	1998	3	83	8,727	
6	4950	BOLLARD	0	0	0	10.00	UT	100.00	100.00	100	1998	1998	3	100	1,000	
7	0812	CONCRETE C	0	0	0	1,854.00	SF	4.00	4.00	100	1998	1998	3	77	5,710	
8	0430	CL FNC 6B	0	0	0	408.00	LF	9.70	9.70	100	1998	1998	3	48	1,900	
11	0465	FNC GT 15'	0	0	0	1.00	UT	562.50	562.50	100	1998	1998	3	48	270	
12	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	48	288	

LAND DESCRIPTION										TOTAL OB/XF					44,962			
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	LA VAL	
1	004800	C	WAREHOUSE	0	0006	PUD	0.00	0.00	62,726.00	SF		1.00	1.00	1.00	4.00	4.00	250,904	
REVIEW DATE		01/12/2021		BY KK		Total Acres: 0.00		Total Land Value: 250,904				Market: 0		Agricultural: 0				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,373	
TOTAL MARKET OB/XF VALUE		48,933	
TOTAL LAND VALUE - MARKET		250,904	
TOTAL MARKET VALUE		554,210	
SOH/AGL Deduction		51,506	
ASSESSED VALUE		502,704	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		502,704	
TOTAL JUST VALUE		554,210	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,014	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009935	REPAIR/RRF	15,000	11/12/2020
980111	OTHER	3,000	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2047/1817	5/23/2016	WD	U	I	30	500,000
GRANTOR: SHERBOURNE INVESTMENT						
GRANTEE: COXC03 LLC						
1094/0327	11/13/2002	WD	Q	I		490,000
GRANTOR: HALL THOMAS & DOROTHY						
GRANTEE: SHERBOURNE INVESTME						

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=1998] W54 S20 BAS=[YR=1998] S35 AOF=[YR=1998] S15	
SDA=[YR=1998] S22 CAN=[YR=1998] W4 S23 E11 CAN=[YR=1998] S10	
E40 N10 CAN=[YR=1998] E11 N23 W4 S20 W7 S3\$ N3 W12 S12 W22	
N12 W6 S3\$ N3 W7 N20\$ S20 E13 S12 E22 N12 E19 N42 W54\$ E33	
N14 W27 N3 W4 S2 W2\$ E2 N2 E4 S3 E27 S14 E21 N50 W12	
CAN=[YR=1999] N12 W30 S12 E30\$ W42\$ E12 N12 E30 S12 E12 N20\$	
PTR= E15 FUS=[YR=1998] E12 S32 E4 S4 E22 N36 E12 S50 W50	
N50\$ W15\$.	

COXC03 LLC
2398 SADLER RD
FERNANDINA BEACH, FL 32034

25-2N-28-0000-0002-0450

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