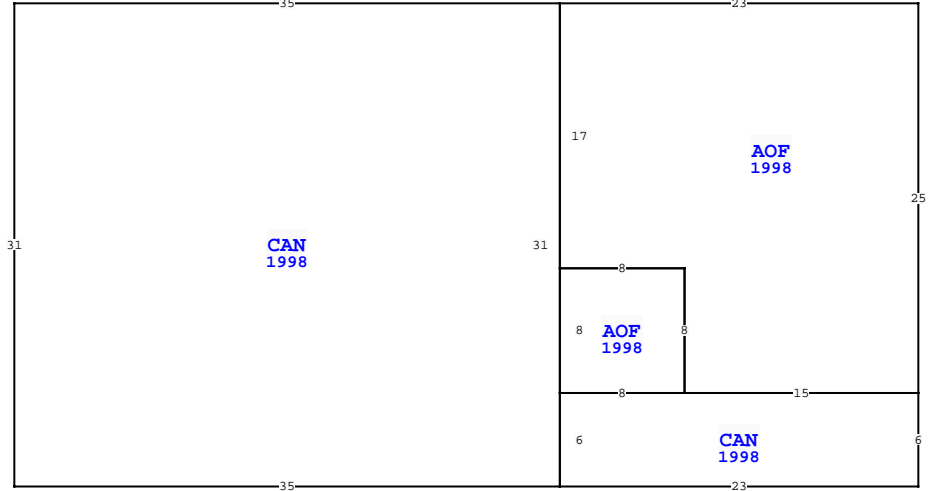




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 60
Interior Wall	07 NONE 40
Interior Floo	04 C ABOVE GD 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	2 100
Frame	05 STEEL 100
Story Height	12 100
RMS	1 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	1,430	98.8251	46.94	67,124	1998	1998	0	0	0	31.00	69.00

1 STOR WAREH - 0% - 0 Heated Area: 575 HX Base Yr



Quality	04 Quality Level 04			
DOR CODE	4800 WAREHOUSE-STORAGE			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	185	118	3,822
AOF	511	185	945	30,607
CAN	138	30	41	1,328
CAN	1,085	30	326	10,558
TOTALS	1,798		1,430	46,316

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	46,316		
TOTAL MARKET OB/XF VALUE	37,503		
TOTAL LAND VALUE - MARKET	240,452		
TOTAL MARKET VALUE	324,271		
SOH/AGL Deduction	0		
ASSESSED VALUE	324,271		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	324,271		
TOTAL JUST VALUE	324,271		
NCON VALUE	0		
INCOME VALUE	11		
PREVIOUS YEAR MKT VALUE	301,525		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0859/1438	12/21/1998	WD	U	I	03	220,000
GRANTOR: OCEAN HIGHWAY & PORT						
GRANTEE: SUBURBAN PROPANE LP						
0812/0084	10/31/1997	WD	Q	V		69,000
GRANTOR: BUCHANAN PETROLEUM IN						
GRANTEE: OCEAN HWY & PORT AU						

EXTRA FEATURES																	
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	0424	CL FNC 6'	0	0	0	0	1,000.00	LF	20.00	20.00	100	1998	1998	3	48	9,600	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1998	1998	3	48	336	
4	0811	CONCRETE B	0	0	0	0	1,380.00	SF	5.20	5.20	100	1998	1998	3	77	5,526	
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
7	0680	POLE SHED	0	0	24	10	240.00	SF	10.00	10.00	100	1998	1998	3	27	648	
8	1122	CB 6"	0	0	0	0	24.00	SF	5.85	5.85	100	1998	1998	3	77	108	
9	3600	LPG TANK	0	0	0	0	2.00	SF	45,000.00	45,000.00	100	1998	1998	3	20	18,000	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	48	432	
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	48	144	
12	0802	ASPHALT B	0	0	36	16	576.00	SF	2.40	2.40	100	2015	2015	3	78	1,078	

96126 DAVID HALLMAN PKWY, YULEE

BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	06/16/2021
INC DATE			AG DATE	

BUILDING NOTES												

**BUILDING DIMENSIONS**  
AOF=[YR=1998] W23 CAN=[YR=1998] W35 S31 E35 CAN=[YR=1998] E23 N6 W15 AOF=[YR=1998] N8 W8 S8 E8\$ W8 S6\$ N31\$ S17 E8 S8 E15 N25\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	004800	C	WAREHOUSE	0		PUD	200.00	300.00	60,113.00	SF		1.00	1.00	1.00	4.00	4.00	240,452								



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																	
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REVIEW DATE 06/16/2021 BY KK Total Acres: 0.00 Total Land Value: 240,452 Market: 0 Agricultural: 0 Common: 240,452 PRINTED 08/02/2023 BY SYS																																																																																																																																																																																																																																																																																																																					