

**RJL-JWL PROPERTY LLC/
98031 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034**

25-2N-28-0000-0002-0530

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 4																																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																																
Exterior Wall		16	WD FR STUC 50							4803	06	16,730	107.0795	50.86	850,888	2012	2012		0	0	0	8.00	92.00	VALUATION BY								DIRECT_CAP																							
Exterior Wall		25	MOD METAL 50							3 STOR WAREH - 0% - 0										Heated Area: 9850										HX Base Yr										Tax Group: 4								Tax Dist:							
Roof Structur		10	STEEL FRME 100																																					BUILDING MARKET VALUE								1,444,005							
Roof Cover		12	MODULAR MT 100																																					TOTAL MARKET OB/XF VALUE								0							
Interior Wall		01	MINIMUM 100																																					TOTAL LAND VALUE - MARKET								0							
Interior Floo		03	CONC FINSH 100																																					TOTAL MARKET VALUE								1,805,006							
Ceiling		04	NONE 100																																					SOH/AGL Deduction								365,051							
Air Condition		01	NONE 100																																					ASSESSED VALUE								1,439,955							
Heating Type		01	NONE 100																																					TOTAL EXEMPTION VALUE								0							
Plumbing		17	100																																					BASE TAXABLE VALUE								1,439,955							
Frame		05	STEEL 100																																					TOTAL JUST VALUE								1,805,006							
Story Height			20 100																																					NCON VALUE								0							
RMS			10 100																																					INCOME VALUE								1,805,006							
Stories		1.	1. 100																																					PREVIOUS YEAR MKT VALUE								1,479,485							
Class		00	. 100																																																				
Units		00	0 100																																																				
Occupancy		00	NONE 100																																																				
Quality		04	Quality Level 04																																																				
DOR CODE		4100	LIGHT MANUFACTURE																																																				
MAP NUM			MKT AREA				04																																																
NEIGHBORHOOD/LOC		4002.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
AOF	7,950	185	14,708	688,205																																																			
BAS	1,900	100	1,900	88,903																																																			
CAN	250	30	75	3,510																																																			
CAN	75	30	22	1,029																																																			
CAN	75	30	22	1,029																																																			
STR	30	10	3	141																																																			
TOTALS	10,280		16,730	782,817																																																			
EXTRA FEATURES					96070 CHESTER RD, YULEE															BLD DATE 02/26/2018					KK					LGL DATE					02/26/2018					KK															
																				XF DATE 02/26/2018					KK					LAND DATE																									
																				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																																						
16	0462	ST/AL FNC	0	0	0	0	538.00	SF	10.00	10.00	100	1998	1998	3	27	1,453																																							
17	0446	BOX FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	1998	1998	3	20	80																																							
18	0812	CONCRETE C	0	0	52	35	1,820.00	SF	4.00	4.00	100	1998	1998	3	77	5,606																																							
19	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	1998	1998	3	77	1,201																																							
20	0812	CONCRETE C	0	0	100	30	3,000.00	SF	4.00	4.00	100	1998	1998	3	77	9,240																																							
21	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	48	432																																							
22	0812	CONCRETE C	0	0	0	0	4,128.00	SF	4.00	4.00	100	2012	2012	3	94	15,521																																							
23	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2012	2012	3	100	200																																							
24	1132	REINFR 12	0	0	0	0	122.00	SF	7.40	7.40	100	2012	2012	3	98	885																																							
25	0810	CONCRETE A	0	0	138	3	414.00	SF	6.50	6.50	100	2012	2012	3	94	2,530																																							
LAND DESCRIPTION										TOTAL OB/XF										37,148																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																															

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REVIEW DATE 02/26/2018 BY KK Total Acres: 5.96 Total Land Value: 361,001 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

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