

IN OR 2424/1367
ESMT PT OR 1249/853
ESMT OR 1401/868

FIP MASTER FUNDING II LLC/
2425 E CAMELBACK RD STE 700
PHOENIX, AZ 85016

2023

25-2N-28-0000-0002-0870



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	NORM	% COND	PAGE 1 of 2										
Exterior Wall	15	CONC BLOCK 100	2603	04	3,688	77.8680	112.32	414,236	2006	2006	0	0	12.00	88.00	VALUATION BY STANDARD										
Roof Structur	04	WOOD TRUSS 100	1 FULLCARWSH - 0% - 0													Heated Area: 2590									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	01	MINIMUM 100																							
Interior Floo	03	CONC FINSH 100																							
Ceiling	02	F.NOT SUS 100																							
Air Condition	01	NONE 100																							
Heating Type	01	NONE 100																							
Fixtures	2	100																							
Frame	03	MASONRY 100																							
Story Height	12	100																							
RMS	2	100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
DOR CODE			2610 CAR WASH																						
MAP NUM			MKT AREA 04																						
NEIGHBORHOOD/LOC			4002.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,330	100	1,330	131,460																					
BAS	1,260	100	1,260	124,540																					
CDN	390	35	136	13,443																					
CDN	2,750	35	962	95,086																					
TOTALS			5,730	3,688	364,528																				
EXTRA FEATURES					463929 SR 200, YULEE																				
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES								
1	0812	CONCRETE C	0	0	0	0	10,423.00	SF	4.00	4.00	100	2006	2006	3	88	36,689									
3	0476	VF 6 SBPL	0	0	0	0	38.00	LF	32.00	32.00	100	2006	2006	3	72	876									
5	0400	CONC CURB	0	0	0	0	12.00	LF	15.00	15.00	100	2006	2006	3	91	164									
9	0812	CONCRETE C	0	0	0	0	6,050.00	SF	4.00	4.00	100	2016	2016	3	97	23,474									
10	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2016	2016	3	78	3,744									
11	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2016	2016	3	100	1,200									
12	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2016	2016	3	78	5,460									
13	0524	PUMP ISLND	0	0	0	0	202.00	SF	4.50	4.50	100	2016	2016	3	99	900									
14	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2016	2016	3	92	2,898									
15	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2006	2006	3	91	91									
LAND DESCRIPTION					TOTAL OB/IF 75,496																				
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	002500	C	SRVC SHOPS	0	0004		0.00	0.00	35,014.00	SF		1.00	1.00	1.00	15.00	15.00	525,210								
REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 525,210 Market: 0 Agricultural: 0 Common: 525,210 PRINTED 08/02/2023 BY SYS																									

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ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																						VALUATION BY										STANDARD										
																							Tax Group: 4										Tax Dist:									
																							BUILDING MARKET VALUE										364,528									
																							TOTAL MARKET OB/XF VALUE										75,986									
																							TOTAL LAND VALUE - MARKET										525,210									
																							TOTAL MARKET VALUE										965,724									
																							SOH/AGL Deduction										248,632									
																							ASSESSED VALUE										717,092									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										717,092									
																							TOTAL JUST VALUE										965,724									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										651,918									