PT SE1/4 OF SE1/4 OF
SEC 25-2N-28E IN OR 1641/160
(EX PT IN OR 2622/396)

OTAK GROUP INC
96126 MOUNT ZION LOOP
YULEE, FL 32097-6336

2023

25-2N-28-0000-0002-1210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

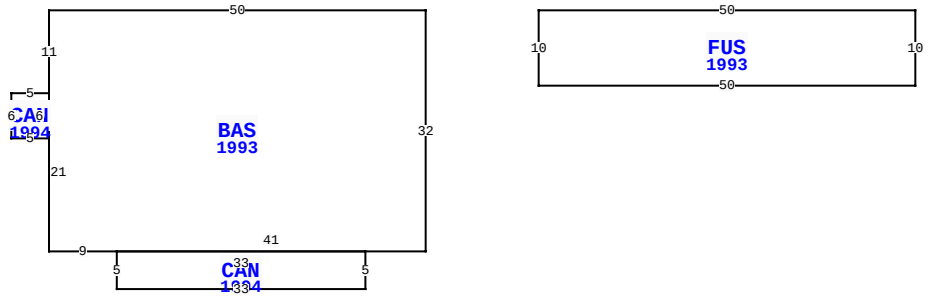
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	100,911
CAN	30	30	9	568
CAN	165	30	50	3,154
FUS	500	100	500	31,535
TOTALS	2,295		2,159	136,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,159	94.5000	134.19	289,716	1984	1984	0	0	0	53.00	47.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2100 HX Base Yr



96126 MT ZION LOOP, YULEE

BLD DATE	04/04/2023	HS	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	136,167
TOTAL MARKET OB/XF VALUE	2,830
TOTAL LAND VALUE - MARKET	316,285
TOTAL MARKET VALUE	455,282
SOH/AGL Deduction	0
ASSESSED VALUE	455,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	455,282
TOTAL JUST VALUE	455,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/0160	9/25/2009	WD	Q	I	01	620,000

GRANTOR: LOUIS SCOTT TRUCKING

GRANTEE: OTAK GROUP INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S11 CAN=[YR=1994] W5 S6 E5 N6$ S21 E9
CAN=[YR=1994] S5 E33 N5 W33$ E41 N32$ PTR= E15 FUS=[YR=1993]
E50 S10 W50 N10$ W15$.

EXTRA FEATURES

LN	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	322.00	SF	4.00	4.00	100	1984	1984	3	47	605	
2	1242	WD DECK A	0	0	0	0	445.00	SF	10.00	10.00	100	2010	2010	3	50	2,225	

LAND DESCRIPTION

TOTAL OB/XF 2,830

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CI	0.00	0.00	105,415.00	SF		1.00	1.00	1.00	3.00	3.00	316,245							
2	009602	C	RETENTION PO	0			0.00	0.00	0.40	AC		1.00	1.00	1.00	100.00	100.00	40							

REVIEW DATE 04/04/2023 BY HSNW Total Acres: 0.40 Total Land Value: 316,285 Market: 0 Agricultural: 0 Common: 316,285 PRINTED 08/02/2023 BY SYS