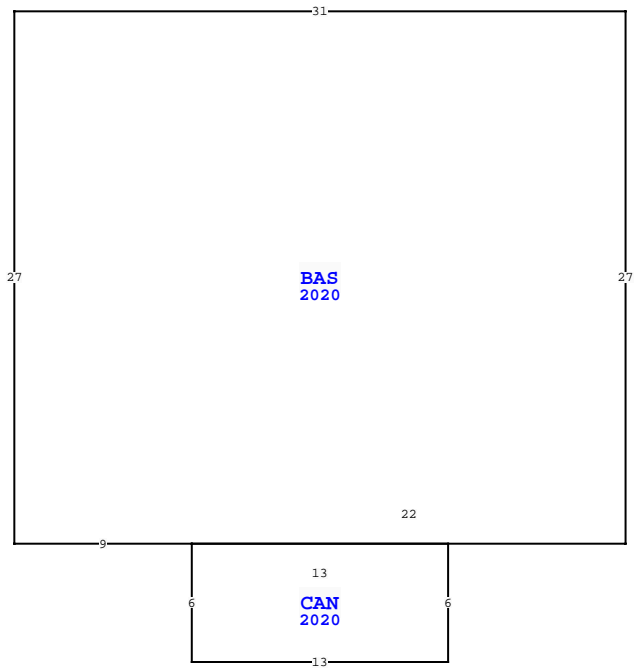


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	837	100	837
CAN	78	30	23
			SUBAREA MARKET VALUE
			141,439
			3,887
TOTALS	915		860
			145,325

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	860	120.2040	170.69	146,793	2020	2020	0	0	0	1.00	99.00
4 OFFICE 1&2 - 0% - 2021 Heated Area: 837 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 8	1
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			13,142,621
SOH/AGL Deduction			950,745
ASSESSED VALUE			12,191,876
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			12,191,876
TOTAL JUST VALUE			13,142,621
NCON VALUE			0
INCOME VALUE			13,142,621
PREVIOUS YEAR MKT VALUE			11,391,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4384	SIGN	0	03/15/2021
4309	NEW CONSTR	90,000	03/06/2020
4250	NEW CONSTR	0	08/23/2019
4222	NEW CONSTR	0	04/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

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	0803	ASPHALT C	0	0	0	0	71,819.00	SF	2.00	2.00	100	2020	2020	3	88	126,401	
2	0400	CONC CURB	0	0	0	0	2,829.00	LF	15.00	15.00	100	2020	2020	3	99	42,011	
3	0812	CONCRETE C	0	0	0	0	14,708.00	SF	4.00	4.00	100	2020	2020	3	99	58,244	
4	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2020	2020	3	98	12,397	
5	0812	CONCRETE C	0	0	0	0	8,790.00	SF	4.00	4.00	100	2020	2020	3	99	34,808	
6	0400	CONC CURB	0	0	0	0	20.00	LF	15.00	15.00	100	2020	2020	3	99	297	
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	
8	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2020	2020	3	98	3,528	
9	1123	CB 8"	0	0	0	0	385.00	SF	6.15	6.15	100	2020	2020	3	99	2,344	
10	0810	CONCRETE A	0	0	28	13	364.00	SF	6.50	6.50	100	2020	2020	3	99	2,342	
TOTALS													282,772				

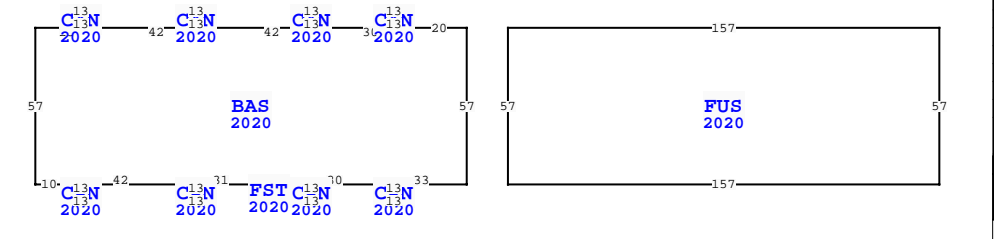
BLD DATE		03/01/2021	KK	LGL DATE	03/01/2021	KK	
XF DATE		03/01/2021	KK	LAND DATE		03/01/2021	KK
INC DATE				AG DATE			

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2020] W31 S27 E9 CAN=[YR=2020] S6 E13 N6 W13\$ E22 N27\$.												

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	000300	C	MULTI-FAM	0		OR	0.00	0.00	73.00	UT		1.00	1.00	1.00	12,500.00	12,500.00	912,500								

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Units		15 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0302	03	18,091	103.6800	185.07	3,348,101	2020	2020	0	0	0.50	99.50	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 8
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		13,142,621	
SOH/AGL Deduction		950,745	
ASSESSED VALUE		12,191,876	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		12,191,876	
TOTAL JUST VALUE		13,142,621	
NCON VALUE		0	
INCOME VALUE		13,142,621	
PREVIOUS YEAR MKT VALUE		11,391,096	

Quality	05	Quality Level 05		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	8,949	1,647,910
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
FST	16	55	9	1,658
TOTALS	18,538		18,091	3,331,360

** This building has 11 Sub-Areas

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE			AG DATE	

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
11	0811	CONCRETE B	0	0	0	0	903.00	SF	5.20	5.20	100	2020	2020	3	99	4,649	
12	0425	CL FNC 8'	0	0	0	0	64.00	LF	12.25	12.25	100	2020	2020	3	98	768	
13	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	98	1,176	
14	0810	CONCRETE A	0	0	0	0	498.00	SF	6.50	6.50	100	2020	2020	3	99	3,205	
15	0424	CL FNC 6'	0	0	0	0	102.00	LF	20.00	20.00	100	2020	2020	3	98	1,999	
16	0424	CL FNC 6'	0	0	0	0	899.00	LF	20.00	20.00	100	2020	2020	3	98	17,620	
17	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	98	1,176	
18	0424	CL FNC 6'	0	0	0	0	547.00	LF	20.00	20.00	100	2020	2020	3	98	10,721	
19	0476	VF 6 SBPL	0	0	0	0	1,061.00	LF	32.00	32.00	100	2020	2020	3	98	33,273	
20	0351	CARPORT MT	0	0	18	8	144.00	SF	10.00	10.00	100	2020	2020	3	93	1,339	

TOTAL OB/XF												
75,926												

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

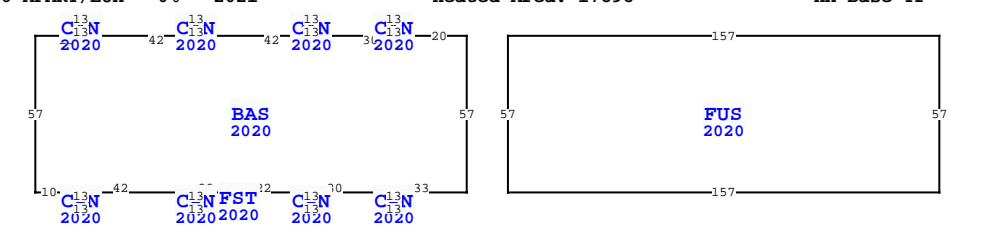
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13\$ W30
CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W23 S57 E10
CAN=[YR=2020] S6 E13 N6 W13\$ E42 CAN=[YR=2020] S6 E13 N6 W13\$ E31 FST=[YR=2020] S4 E4 N4 W4\$ E11 CAN=[YR=2020] S6 E13 N6 W13\$ E30 CAN=[YR=2020] S6 E13 N6 W13\$ E33 N57\$ PTR=E15 FUS=[YR=2020] E157 S57 W157 N57\$ W15\$.

LAND DESCRIPTION																								
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

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS	0	100
Units		15 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0302	03	18,091	103.6800	185.07	3,348,101		2020	2020	0	0	0.50	99.50	



Quality	05	Quality Level 05		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	8,949	1,647,910
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
FST	16	55	9	1,658
TOTALS	18,538		18,091	3,331,360

** This building has 11 Sub-Areas
 45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY PAGE 3 of 8

VALUATION SUMMARY		DIRECT_CAP
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		13,142,621
SOH/AGL Deduction		950,745
ASSESSED VALUE		12,191,876
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		12,191,876
TOTAL JUST VALUE		13,142,621
NCON VALUE		0
INCOME VALUE		13,142,621
PREVIOUS YEAR MKT VALUE		11,391,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13\$ W30									
CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W23 S57 E10									
CAN=[YR=2020] S6 E13 N6 W13\$ E42 CAN=[YR=2020] S6 E13 N6 W13\$ E20 FST=[YR=2020] S4 E4 N4 W4\$ E22 CAN=[YR=2020] S6 E13 N6 W13\$ E30 CAN=[YR=2020] S6 E13 N6 W13\$ E33 N57\$ PTR=E15 PUS=[YR=2020] E157 S57 W157 N57\$ W15\$.									

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
21	1128	BRICK 12"	0	0	0	0	84.00	SF	14.00	14.00	100	2020	2020	3	100	1,176	
22	0462	ST/AL FNC	0	0	0	0	732.00	SF	10.00	10.00	100	2020	2020	3	95	6,954	
23	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2020	2020	3	98	980	
24	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
25	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
26	0966	FIRE SPRNK	0	0	0	0	10,894.00	SF	3.00	3.00	100	2020	2020	3	99	32,355	
27	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
28	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
29	0966	FIRE SPRNK	0	0	0	0	837.00	SF	3.00	3.00	100	2020	2020	3	99	2,486	

LAND DESCRIPTION										TOTAL OB/XF 256,579														
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

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Units	9	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0302	03	11,018	106.9200	190.85	2,102,785	2020	2020	0	0	0	0.50	99.50

7 APART/LUX - 0% - 2021 Heated Area: 10894 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 8
VALUATION BY			DIRECT_CAP
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			13,142,621
SOH/AGL Deduction			950,745
ASSESSED VALUE			12,191,876
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			12,191,876
TOTAL JUST VALUE			13,142,621
NCON VALUE			0
INCOME VALUE			13,142,621
PREVIOUS YEAR MKT VALUE			11,391,096

Quality	05	Quality Level 05		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1,204	228,634
BAS	4,845	100	4,845	920,045
CAN	78	30	23	4,368
CAN	78	30	23	4,368
CAN	78	30	23	4,368
CAN	78	30	23	4,368
CAN	78	30	23	4,368
FST	16	55	9	1,709
FUS	4,845	100	4,845	920,045
TOTALS	11,300		11,018	2,092,271

EXTRA FEATURES				45160 EWING PARK RD, CALLAHAN			
BLD DATE	03/01/2021	KK	LGL DATE	03/01/2021	KK		
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021	KK		
INC DATE			AG DATE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

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

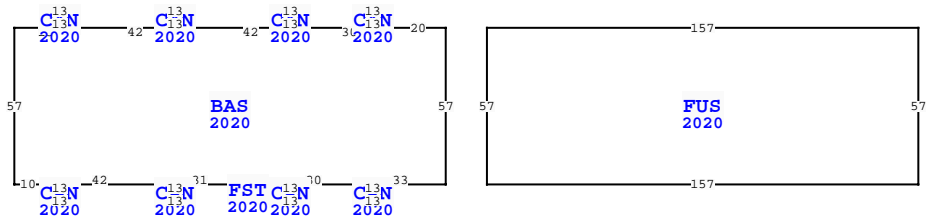
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W28 BAS=[YR=2020] N7 W20 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W23 S57 E10 CAN=[YR=2020] S6 E13 N6 W13 S6 E42 CAN=[YR=2020] S6 E13 N6 W13\$ E20 FST=[YR=2020] S4 E4 N4 W4\$ E13 N50\$ S43 E28 N10 CAN=[YR=2020] E6 N13 W6 S13\$ N33\$ PTR= E25 FUS=[YR=2020] E85 S57 W85 N57\$ W25\$.	

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

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	0 100
Bathrooms	0 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Units	15 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0302	03	18,091	103.6800	185.07	3,348,101	2020	2020	0	0	0	0.50	99.50	
8 APART/LUX - 0% - 2021 Heated Area: 17898 HX Base Yr													



Quality	05 Quality Level 05			
DOR CODE	0300MULTI-FAMILY			
MAP NUM	MKT AREA 07			
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	8,949	1,647,910
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
CAN	78	30	23	4,236
FST	16	55	9	1,658
TOTALS	18,538		18,091	3,331,360

** This building has 11 Sub-Areas

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE			AG DATE	

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

TOTAL OB/XF													
0													

LAND DESCRIPTION														
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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			13,142,621
SOH/AGL Deduction			950,745
ASSESSED VALUE			12,191,876
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			12,191,876
TOTAL JUST VALUE			13,142,621
NCON VALUE			0
INCOME VALUE			13,142,621
PREVIOUS YEAR MKT VALUE			11,391,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

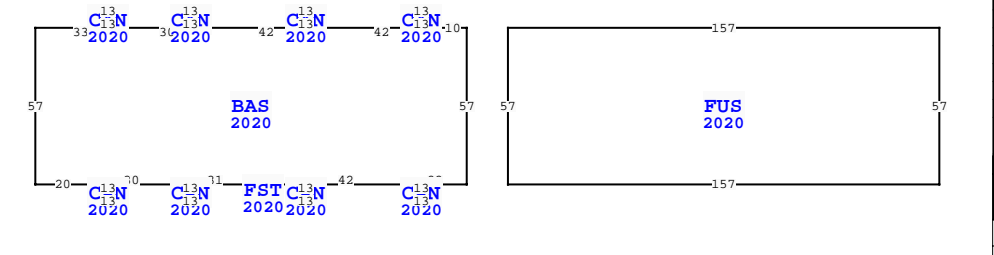
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13\$ W30													
CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W23 S57 E10													
CAN=[YR=2020] S6 E13 N6 W13\$ E42 CAN=[YR=2020] S6 E13 N6 W13\$ E31 FST=[YR=2020] S4 E4 N4 W4\$ E11 CAN=[YR=2020] S6 E13 N6 W13\$ E30 CAN=[YR=2020] S6 E13 N6 W13\$ E33 N57\$ PTR=E15 FUS=[YR=2020] E157 S57 W157 N57\$ W15\$.													

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	0 100
Bathrooms	0 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Units	15 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0302	03	18,091	95.0400	169.65	3,069,138	2020	2020	0	0	0	0.50	99.50		



Quality	04 Quality Level 04			
DOR CODE	0300MULTI-FAMILY			
MAP NUM	MKT AREA 07			
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	8,949	1,510,607
CAN	78	30	23	3,882
CAN	78	30	23	3,882
CAN	78	30	23	3,882
CAN	78	30	23	3,882
CAN	78	30	23	3,882
CAN	78	30	23	3,882
CAN	78	30	23	3,882
CAN	78	30	23	3,882
FST	16	55	9	1,519
TOTALS	18,538		18,091	3,053,792

** This building has 11 Sub-Areas
 45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 6 of 8	1
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			13,142,621
SOH/AGL Deduction			950,745
ASSESSED VALUE			12,191,876
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			12,191,876
TOTAL JUST VALUE			13,142,621
NCON VALUE			0
INCOME VALUE			13,142,621
PREVIOUS YEAR MKT VALUE			11,391,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020]	W10 CAN=[YR=2020] N6 W13 S6 E13\$ W42
CAN=[YR=2020]	N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W30 CAN=[YR=2020] N6 W13 S6 E13\$ W33 S57 E20
CAN=[YR=2020]	S6 E13 N6 W13\$ E30 CAN=[YR=2020] S6 E13 N6 W13\$ E31 FST=[YR=2020] S4 E4 N4 W4\$ E11 CAN=[YR=2020] S6 E13 N6 W13\$ E42 CAN=[YR=2020] S6E13 N6 W13 \$ E23 N57\$ PTR=E15 FUS=[YR=2020] E157 S57 W157 N57\$ W15\$.

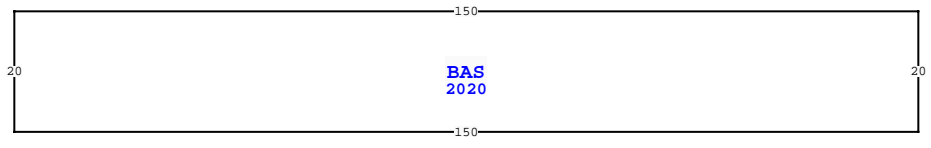
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		9 100	
RMS		30 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC		7001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,000	100	3,000
			94,741
TOTALS	3,000		3,000
			94,741

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
11	MINI WAREH - 0%	2021	Heated Area: 3000							HX Base Yr		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 8 of 8
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		13,142,621	
SOH/AGL Deduction		950,745	
ASSESSED VALUE		12,191,876	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		12,191,876	
TOTAL JUST VALUE		13,142,621	
NCON VALUE		0	
INCOME VALUE		13,142,621	
PREVIOUS YEAR MKT VALUE		11,391,096	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2419/0099	12/21/2020	SW Q	I 01
GRANTOR: AXIS PLEX 1 LLC			
GRANTEE: GRI OAKS JAX LLC ET			
2268/0745	4/15/2019	WD U	V 11
GRANTOR: FRANKLIN BRENTON			
GRANTEE: AXIS PLEX 1 LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020] W150 S20 E150 N20\$.			

EXTRA FEATURES		45160 EWING PARK RD, CALLAHAN														
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

LAND DESCRIPTION		TOTAL OB/XF											0											
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