

BLK 2 LOTS 1,4 & PT LOTS 2 & 3  
IN OR 1564/303 & OR 1564/310  
(EX UTIL ESMT OR 1898/899)

VYSTAR CREDIT UNION  
PO BOX 45085  
JACKSONVILLE, FL 32232

2023

29-2N-25-3160-0002-0012



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 6  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             |    | 13 100         |
| RMS                      |    | 7 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

Quality 03 Quality Level 03  
DOR CODE 2300 FINANCIAL BLDG

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 1290.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 4,617            | 100         | 4,617        | 967,980              |
| CAN       | 343              | 30          | 103          | 21,594               |
| FCP       | 1,404            | 30          | 421          | 88,265               |

TOTALS 6,364 5,141 1,077,839

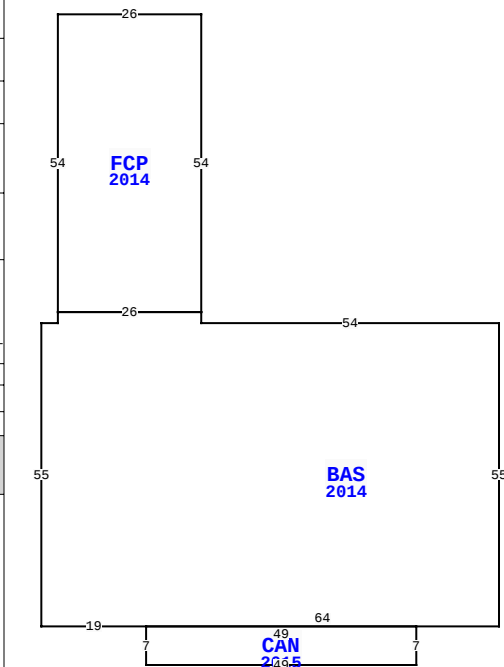
| EXTRA FEATURES |            |             |     |     |     |    |  |  |  |  |  |  |
|----------------|------------|-------------|-----|-----|-----|----|--|--|--|--|--|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  |  |  |  |  |  |  |
| 9              | 0803       | ASPHALT C   | 0   | 0   | 0   | 0  |  |  |  |  |  |  |
| 10             | 0400       | CONC CURB   | 0   | 0   | 0   | 0  |  |  |  |  |  |  |
| 11             | 0803       | ASPHALT C   | 0   | 0   | 0   | 0  |  |  |  |  |  |  |
| 12             | 0812       | CONCRETE C  | 0   | 0   | 0   | 0  |  |  |  |  |  |  |
| 13             | 0810       | CONCRETE A  | 0   | 0   | 15  | 10 |  |  |  |  |  |  |
| 14             | 0850       | PEBBLE WLK  | 0   | 0   | 100 | 3  |  |  |  |  |  |  |
| 15             | 0811       | CONCRETE B  | 0   | 0   | 0   | 0  |  |  |  |  |  |  |
| 16             | 0978       | SECURTY LT  | 0   | 0   | 0   | 0  |  |  |  |  |  |  |
| 17             | 0976       | DECORATIVE  | 0   | 0   | 0   | 0  |  |  |  |  |  |  |
| 18             | 0524       | PUMP ISLND  | 0   | 0   | 0   | 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 |
| 1                | 002300   | C   | FINANCIAL            | 0   | 0003 | CHT      | 0.00  | 0.00  | 101,060.00  | SF        |     | 1.00     |
| 2                | 009400   | C   | RIGHTOFWAY           | 0   | 0003 | CHT      | 0.00  | 0.00  | 0.43        | AC        |     | 1.00     |
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REVIEW DATE 02/11/2020 BY KKA Total Acres: 0.43 Total Land Value: 808,523 Market: 0 Agricultural: 0 Common: 808,523 PRINTED 08/02/2023 BY SYS

#### MARKET ADJUSTMENTS

2 BRNCH BANK - 0% - 0 Heated Area: 4617 HX Base Yr



BLD DATE 02/11/2020 KKA LGL DATE 02/11/2020 KKA  
XF DATE 02/11/2020 KKA LAND DATE 02/11/2020 KKA  
INC DATE AG DATE

#### NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |  | PAGE 1 of 2 | 1 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 1              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 1,077,839   |   |
| TOTAL MARKET OB/XF VALUE  |  | 238,366     |   |
| TOTAL LAND VALUE - MARKET |  | 808,523     |   |
| TOTAL MARKET VALUE        |  | 2,124,728   |   |
| SOH/AGL Deduction         |  | 260,913     |   |
| ASSESSED VALUE            |  | 1,863,815   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,863,815   |   |
| TOTAL JUST VALUE          |  | 2,124,728   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,791,371   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B3807      | BANK BRANCH | 512,475 | 07/30/2013 |
| B3464      | NEW CONSTR  | 110,443 | 06/21/2011 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1564/0303                      | 4/30/2008 | WD           | Q      | I      |           | 1,005,000     |
| GRANTOR: C & S FAMILY LIMITED  |           |              |        |        |           |               |
| GRANTEE: VYSTAR CREDIT UNION   |           |              |        |        |           |               |
| 1564/0300                      | 4/30/2008 | QC           | U      | I      | 07        | 100           |
| GRANTOR: CARTER LAURA GAILLE S |           |              |        |        |           |               |
| GRANTEE: C & S FAMILY LIMITE   |           |              |        |        |           |               |

#### BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=2014] W54 N2 FCP=[YR=2014] N54 W26 S54 E26\$ W26 S2 W3 S55 E19 CAN=[YR=2015] S7 E49 N7 W49\$ E64 N55\$.

[illegible]