PT GOVT LOT 4 OF SEC 33-1S-23E
& PT GOVT LOT 1 OF
SEC 32-1S-23E IN OR 2554/725

WILDCAT WAY HOLDINGS
7900 BELFORT PARKWAY STE 100
JACKSONVILLE, FL 32256

2023

33-1S-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		4 100
Frame	05	STEEL 100
Story Height		17 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

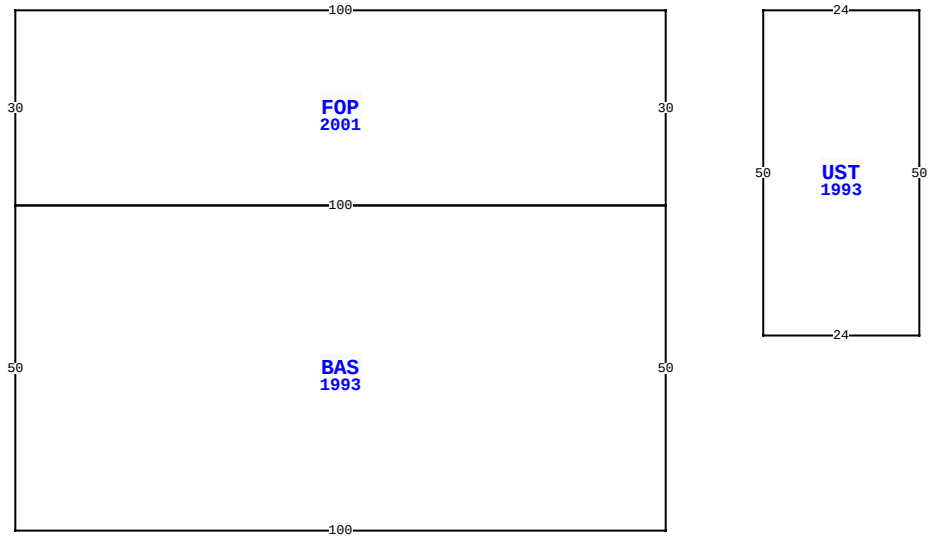
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	5,000	123,192
FOP	3,000	50	1,500	36,958
UST	1,200	50	600	14,783
TOTALS	9,200		7,100	174,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,100	89.4400	42.48	301,608	1993	1993	0	0	0	42.00	58.00

1 STOR WAREH – 0% - 2023 Heated Area: 5000 HX Base Yr



8030 WILDCAT WAY, BRYCEVILLE

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	174,933
TOTAL MARKET OB/XF VALUE	38,691
TOTAL LAND VALUE - MARKET	61,600
TOTAL MARKET VALUE	275,224
SOH/AGL Deduction	0
ASSESSED VALUE	275,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,224
TOTAL JUST VALUE	275,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010270	ROOF	25,020	07/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0725	3/09/2022	WD	Q	I	01	335,000
GRANTOR: BLUE CAPITAL HOLDINGS						
GRANTEE: WILDCAT WAY HOLDING						
1948/0206	11/13/2014	SW	U	I	37	37,500
GRANTOR: ORANGE PARK TRUST SER						
GRANTEE: BLUE CAPTIAL HOLDIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W100 S30 BAS=[YR=1993] S50 E100 N50 W100$ E100 N30$ PTR= E15 UST=[YR=1993] E24 S50 W24 N50$ 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	6,771.00	SF	4.00	4.00	100	1993	1993	3	68	18,417	
3	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	12,000	
4	0422	CL FNC 4'	0	0	0	0	174.00	LF	15.00	15.00	100	1993	1993	3	32	835	
5	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1993	1993	3	36	1,679	
6	0812	CONCRETE C	0	0	80	25	2,000.00	SF	4.00	4.00	100	1993	1993	3	68	5,440	
7	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1993	1993	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 38,691

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	004800	C	WAREHOUSE	0	0004	OR	0.00	0.00	6.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	61,600							

REVIEW DATE 07/12/2021 BY KKX Total Acres: 6.16 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/02/2023 BY SYS