

**ROYAL DEVELOPMENT & INVEST LLC/
7643 GATE PARKWAY 104-505
JACKSONVILLE, FL 32256**

37-2N-27-0000-0001-0150

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT

CD

Exterior Wall

17

CB STUCCO 100

Roof Structur

04

WOOD TRUSS 100

Roof Cover

11

SLATE 100

Interior Wall

01

MINIMUM 70

Interior Wall

05

DRYWALL 30

Interior Floo

03

CONC FINSH 100

Ceiling

02

F.NOT SUS 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Fixtures

11

100

Frame

05

STEEL 100

Story Height

14 100

RMS

7 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

04 Quality Level 04

DOR CODE

1600

COMMUNITY SHOPPING

MAP NUM

MKT AREA 04

NEIGHBORHOOD/LOC

4002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

144

100

144

10,277

BAS

5,188

100

5,188

370,267

CAN

336

30

101

7,208

GOF

970

110

1,067

76,152

UAT

428

10

43

3,069

TOTALS

7,066

6,543

466,974

EXTRA FEATURES

463688 SR 200, YULEE

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

56,840.00

SF

2.00

2.00

100

2008

2008

3

64

72,755

2

0812

CONCRETE C

0 0

0 0

4,804.00

SF

4.00

4.00

100

2008

2008

3

90

17,294

3

0400

CONC CURB

0 0

0 0

2,154.00

LF

15.00

15.00

100

2008

2008

3

93

30,048

4

0402

CONC BUMPE

0 0

0 0

34.00

UT

25.00

25.00

100

2008

2008

3

93

791

5

4950

BOLLARD

0 0

0 0

13.00

UT

100.00

100.00

100

2008

2008

3

100

1,300

6

1126

CB/STC 8"

0 0

40 0

240.00

SF

8.00

8.00

100

2008

2008

3

90

1,728

7

1123

CB 8"

0 0

44 0

264.00

SF

6.15

6.15

100

2008

2008

3

90

1,461

8

0464

FNC GT 10'

0 0

0 0

1.00

UT

350.00

350.00

100

2008

2008

3

76

266

9

0463

FENCE GATE

0 0

0 0

2.00

UT

300.00

300.00

100

2008

2008

3

76

456

10

0463

FENCE GATE

0 0

0 0

2.00

UT

300.00

300.00

100

2008

2008

3

76

456

LAND DESCRIPTION

TOTAL OB/XF 126,555

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

001600

C

SH CTR COM

0

CG

0.00

0.00

161,607.00

SF

1.00

1.00

1.00

7.50

7.50

1,212,052

REVIEW DATE

06/16/2022

BY

KK

Total Acres:

0.00

Total Land Value:

617,421

Market:

0

Agricultural:

0

Common:

0

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2501

04

6,543

89.8590

79.30

518,860

2008

2008

0

0

0

10.00

90.00

1 SERV SHOP - 0% - 0

Heated Area: 6345

HX Base Yr

46

112

12

12

12

12

20

8

34

6

25

19

31

25

6

46

BAS

2008

AOF

2008

GOF

2008

UAT

2008

CAN

2009

39

19

7

16

11

5

15

12

UAT

2008

BLD DATE

06/16/2022

KK

LGL DATE

06/16/2022

KK

XF DATE

06/16/2022

KK

LAND DATE

06/16/2022

KK

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

DIRECT_CAP

2,067,020

BUILDING MARKET VALUE

0

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

0

TOTAL MARKET VALUE

2,684,441

SOH/AGL Deduction

0

ASSESSED VALUE

2,684,441

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

2,684,441

TOTAL JUST VALUE

2,684,441

NCON VALUE

0

INCOME VALUE

2,684,441

PREVIOUS YEAR MKT VALUE

2,683,202

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