

K A ISLAND PROPERTIES LLC
96649 CESSNA DRIVE
YULEE, FL 32097

2023

37-2N-27-1950-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	22	PRECAST PN 90								1601	04	10,374	113.0606	132.28	1,372,273	2006	2006		0	0	0	50.00	50.00	VALUATION BY																							
Exterior Wall	28	GLASS THRM 10								2 COMNTYSHOP - 0% - 0														Heated Area: 9823								HX Base Yr								DIRECT_CAP							
Roof Structur	09	RIDGE FRME 100																						Tax Group: 4								Tax Dist:															
Roof Cover	04	BUILT-UP 100																						BUILDING MARKET VALUE								0															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								0															
Interior Floo	14	CARPET 60																						TOTAL LAND VALUE - MARKET								0															
Interior Floo	07	CORK/VTILE 40																						TOTAL MARKET VALUE								1,836,377															
Ceiling	01	FIN.SUSPD 100																						SOH/AGL Deduction								0															
Air Condition	04	ROOF TOP 100																						ASSESSED VALUE								1,836,377															
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE								0															
Fixtures	18	100																						BASE TAXABLE VALUE								1,836,377															
Frame	03	MASONRY 100																						TOTAL JUST VALUE								1,836,377															
Story Height	18	100																						NCON VALUE								0															
RMS	15	100																						INCOME VALUE								1,836,377															
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE								2,267,444															
Units	0	100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	1600	COMMUNITY SHOPPING																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	4058.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	2,310	100	2,310	152,784																																											
BAS	4,853	100	4,853	320,978																																											
BAS	2,660	100	2,660	175,933																																											
UST	117	40	47	3,109																																											
UST	1,260	40	504	33,335																																											
TOTALS	11,200		10,374	686,136																																											
EXTRA FEATURES					463721 SR 200, YULEE										BLD DATE 04/06/2022					KK					LGL DATE					06/16/2022					KK												
					XF DATE 06/16/2022					KK					LAND DATE																																
					INC DATE																																										
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																														
6	0966	FIRE SPRNK	0	0	0	0	11,200.00	SF	3.00	3.00	100	2006	2006	3	88	29,568																															
8	0098	AWNING MTL	0	0	78	8	624.00	SF	13.00	13.00	100	2006	2006	3	31	2,515																															
9	0098	AWNING MTL	0	0	44	8	352.00	SF	13.00	13.00	100	2006	2006	3	31	1,419																															
10	0812	CONCRETE C	0	0	0	0	4,368.00	SF	4.00	4.00	100	2006	2006	3	88	15,375																															
11	0812	CONCRETE C	0	0	0	0	2,700.00	SF	4.00	4.00	100	2006	2006	3	88	9,504																															
16	1123	CB 8"	0	0	38	7	266.00	SF	6.15	6.15	100	2007	2007	3	89	1,456																															
17	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	2007	2007	3	89	1,018																															
19	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2007	2007	3	100	400																															
21	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2007	2007	3	74	888																															
22	0400	CONC CURB	0	0	0	0	2,627.00	LF	15.00	15.00	100	2006	2006	3	91	35,859																															
LAND DESCRIPTION										TOTAL OB/XF										98,002																											
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																							
1	001600	C	SH CTR COM	0	0003	CI	0.00	0.00	237,837.00	SF		1.00	1.00	1.00	3.50	3.50	832,430																														
2	009602	C	RETENTION PO	0		CI	0.00	0.00	4.41	AC		1.00	1.00	1.00	100.00	100.00	441																														
3	009600	C	WASTELAND	0		CI	0.00	0.00	5.57	AC		1.00	1.00	1.00	2,500.00	2,500.00	13,925																														
REVIEW DATE	10/26/2022	BY	HS	Total Acres: 15.44		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 08/02/2023 BY SYS																																	

[illegible]

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