



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		11 100
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	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4058.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,757	100	3,757	703,955
FCP	1,566	30	470	88,065
FOP	300	30	90	16,864

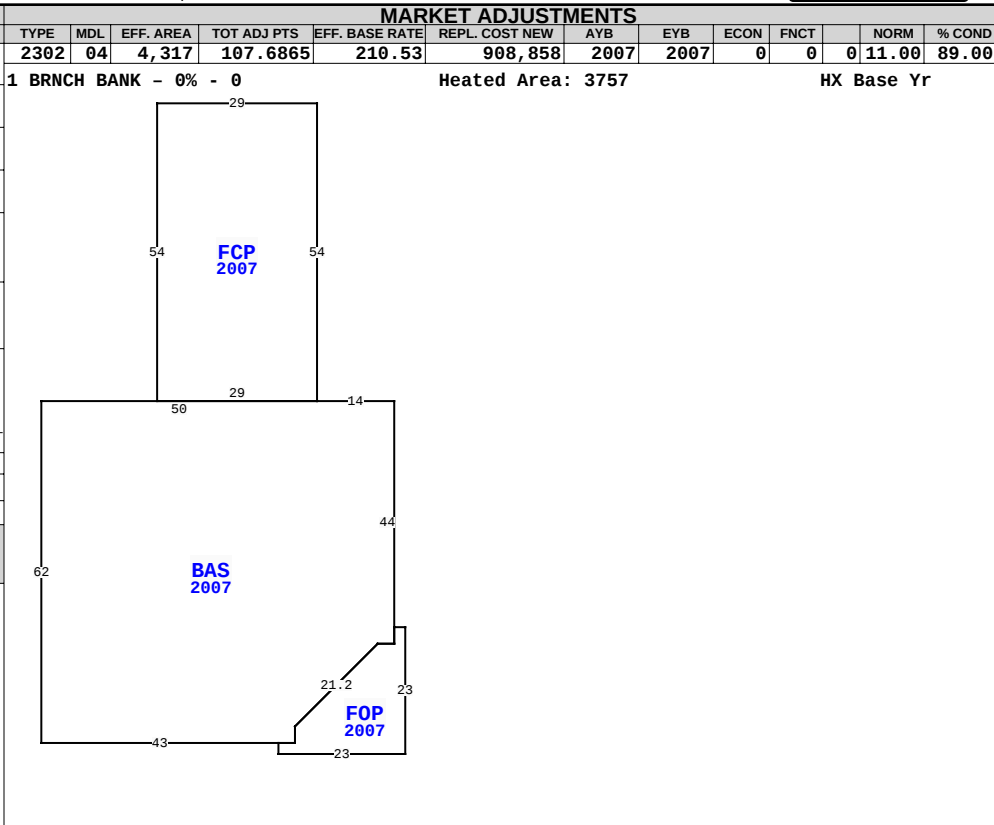
TOTALS	5,623		4,317	808,884
--------	-------	--	-------	---------

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	27,514.00	SF	2.00	2.00	100	2007	2007	3	62	34,117	
2	0812	CONCRETE C	0	0	0	0	1,896.00	SF	4.00	4.00	100	2007	2007	3	89	6,750	
3	0400	CONC CURB	0	0	0	0	1,221.00	LF	15.00	15.00	100	2007	2007	3	92	16,850	
4	0402	CONC BUMPE	0	0	0	0	26.00	UT	18.75	18.75	100	2007	2007	3	92	449	
5	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2007	2007	3	100	900	
6	4950	BOLLARD	0	0	0	0	26.00	UT	100.00	100.00	100	2007	2007	3	100	2,600	
7	0524	PUMP ISLND	0	0	0	0	371.00	SF	4.50	4.50	100	2007	2007	3	97	1,619	
8	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	100	1,500	
9	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2007	2007	3	74	14,978	
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2007	2007	3	74	740	

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
1	002300	C	FINANCIAL	0	0004	CI	0.00	0.00	50,530.00	SF		1.00	1.00	1.00	20.00	20.00	1,010,600							



BLD DATE	03/14/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																	80,503
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

TOTAL OB/XF																	80,503
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
------------------------	--	--	--	--	--	--	--	--	--	-------------	--	---

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			808,884
TOTAL MARKET OB/XF VALUE			152,439
TOTAL LAND VALUE - MARKET			1,010,600
TOTAL MARKET VALUE			1,971,923
SOH/AGL Deduction			626,040
ASSESSED VALUE			1,345,883
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,883
TOTAL JUST VALUE			1,971,923
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,722,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003869	REPAIR/RRF	15,000	05/02/2017
17000941	XFOB	30,000	03/31/2017
17000940	REMODEL	100,000	03/01/2017
B0618098	NEW CONSTR	0	12/01/2006
C18098	CO ISSUED	0	12/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
2090/0369	12/20/2016	WD Q	I 01 1,200,000
GRANTOR: AMSOUTH BANK			
GRANTEE: VYSTAR CREDIT UNION			
1368/0761	11/21/2005	WD Q	V 960,000
GRANTOR: DUDLEY JOHNNY L &			
GRANTEE: AMSOUTH BANK			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2007] W14 FCP=[YR=2007] N54 W29 S54 E29\$ W50 S62 E43 FOP=[YR=2007] S2 E23 N23 W2 S3 W3 D15 L15 S3 W3\$ E3 N3 U15 R15 E3 N44\$.			

VYSTAR CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

37-2N-27-1950-0011-0000

[illegible]