

A1A CHESTER ROAD HOLDINGS LLC
11478 PINE STREET
JACKSONVILLE, FL 32258

37-2N-27-1950-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION																				VALUATION SUMMARY															
ELEMENT CD		20 FACE BRICK 100								TYPE MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		PAGE 1 of 2		4	
Exterior Wall		04 WOOD TRUSS 100								2302 04		4,851		104.0400		203.40		986,693		2008		2008		0		0		10.00		90.00		VALUATION BY		STANDARD	
Roof Structur		05 COMP SHNGL 100								1 BRNCH BANK - 0% - 0						Heated Area: 4379						HX Base Yr								Tax Group: 4		Tax Dist:			
Roof Cover		03 DRYWALL 100																												BUILDING MARKET VALUE		888,024			
Interior Wall		14 CARPET 80																												TOTAL MARKET OB/XF VALUE		120,495			
Interior Floo		11 CLAY TILE 20																												TOTAL LAND VALUE - MARKET		888,620			
Interior Floo		03 CENTRAL 100																												TOTAL MARKET VALUE		1,897,139			
Air Condition		04 AIR DUCTED 100																												SOH/AGL Deduction		679,701			
Heating Type		11 100																												ASSESSED VALUE		1,217,438			
Fixtures		03 MASONRY 100																												TOTAL EXEMPTION VALUE		0			
Frame		12 100																												BASE TAXABLE VALUE		1,217,438			
Story Height		11 100																												TOTAL JUST VALUE		1,897,139			
RMS		1. 100																												NCON VALUE		0			
Stories		0 100																												INCOME VALUE					
Units		NONE 100																												PREVIOUS YEAR MKT VALUE		1,636,629			
Occupancy																																			
Quality		03 Quality Level 03																																	
DOR CODE		2300 FINANCIAL BLDG																																	
MAP NUM		MKT AREA																																	
NEIGHBORHOOD/LOC		4058.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		4,379		100		4,379		801,620																											
CAN		15		30		4		733																											
CAN		96		30		29		5,309																											
CAN		1,462		30		439		80,364																											
TOTALS		5,952				4,851		888,024																											
EXTRA FEATURES										463719 SR 200, YULEE										BLD DATE 08/11/2020 KK XF DATE 08/11/2020 KK INC DATE LGL DATE AG DATE 08/11/2020 KK															
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	2021	BANK WINDW				0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	97	5,820																	
2	2025	PNMTC UNIT				0	0	0	3.00	UT	14,500.00	14,500.00	100	2008	2008	3	97	42,195																	
3	0812	CONCRETE C				0	0	0	1,748.00	SF	4.00	4.00	100	2008	2008	3	90	6,293																	
4	0803	ASPHALT C				0	0	0	22,077.00	SF	2.00	2.00	100	2008	2008	3	64	28,259																	
5	0400	CONC CURB				0	0	0	1,203.00	LF	15.00	15.00	100	2008	2008	3	93	16,782																	
6	0972	ST LGHT UN				0	0	0	5.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	9,614																	
7	0505	FLAGPOLE A				0	0	0	20.00	LF	50.00	50.00	100	2008	2008	3	40	400																	
8	1126	CB/STC 8"				0	0	30	150.00	SF	12.00	12.00	100	2008	2008	3	90	1,620																	
9	1126	CB/STC 8"				0	0	34	204.00	SF	12.00	12.00	100	2008	2008	3	90	2,203																	
10	0463	FENCE GATE				0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456																	
LAND DESCRIPTION										TOTAL OB/XF 113,642																									
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	002300	C	FINANCIAL		0	0004	CI	0.00	0.00	44,431.00	SF		1.00	1.00	1.00	20.00	20.00	888,620																	

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