



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	06	MANSARD 100		
Roof Cover	10	WD SHINGLE 100		
Interior Wall	06	CUST PANEL 100		
Interior Floo	09	PINE WOOD 60		
Interior Floo	03	CONC FINSH 40		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	9	100		
Frame	01	TYP WD 100		
Story Height		9 100		
RMS		1 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5501	TIMBER 2-2 SI 80-89		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100	1,423	124,638
FBM	1,423	70	996	87,238
FUS	1,573	100	1,573	137,776
TOTALS	4,419		3,992	349,651

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	3,992	96.1732	107.47	429,020	1977	1977	0	0	18.50	81.50
1 CLUB HOUSE - 0% - 0											
Heated Area: 3992											
HX Base Yr											
87678 BELL RIVER EST RD, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/20/2023 MLU											

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
1	0940	SHEDS/PORT	0	0	14	32	448.00	SF	15.00	15.00	100	1991	1991	3
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
5	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
7	1243	WD DECK F	0	0	44	11	484.00	SF	8.00	8.00	100	1977	1977	3
8	1243	WD DECK F	0	0	44	11	484.00	SF	8.00	8.00	100	1977	1977	3
9	1243	WD DECK F	0	0	0	0	78.00	SF	8.00	8.00	100	1997	1997	3
10	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1977	1977	3
11	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1977	1977	3

LAND DESCRIPTION														
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
1	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00
3	009620	C	MARSH	0		OR	0.00	0.00	6.12	AC		1.00	1.00	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00
TOTAL OB/XF 6,271														
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
80,000.00	80,000.00	160,000												
540.00	540.00	9,720												
100.00	100.00	612												
27,500.00	27,500.00	495,000												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	822,099		
TOTAL MARKET OB/XF VALUE	10,932		
TOTAL LAND VALUE - MARKET	655,612		
TOTAL MARKET VALUE	1,003,363		
SOH/AGL Deduction	387,520		
ASSESSED VALUE	615,843		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	615,843		
TOTAL JUST VALUE	1,488,643		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	751,373		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005259	ROOF	14,850	07/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES														

BUILDING DIMENSIONS														
FBM=[YR=1993] U7 L7 W25 L7 D7 S25 D7 R7 E25 U7 R7 N25\$ PTR=E15 BAS=[YR=1993] U7 R7 E25 D7 R7 S25 D7 L7 W25 U7 L7 N25\$ W15\$ PTR=S45 FUS=[YR=1993] E6 S15 E15 N15 E4 S8 D7 R7 S25 D7 L7 W25 U7 L7 W7 N25 E7 U7 R7 N8\$ N45 \$.														

THE EGG ROOM LLC
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39-3N-27-0000-0001-0360

[illegible]

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