PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2118/1970
BEING PARAGRAPH 2 (EX UTIL

MYERS GROUP 1 LLC
95158 COOK RD
FERNANDINA BEACH, FL 32034

# 2023

42-2N-27-0000-0002-0290

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

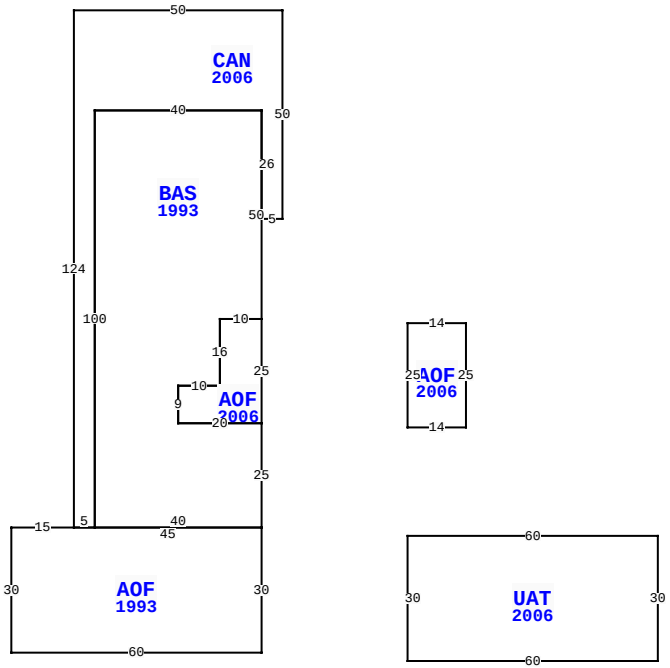
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 26 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 15 100 |
| RMS | | 11 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 4800 | WAREHOUSE-STORAGE |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4051.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| AOF | 1,800 | 185 | 3,330 | 76,649 |
| AOF | 340 | 185 | 629 | 14,478 |
| AOF | 350 | 185 | 648 | 14,915 |
| BAS | 3,660 | 100 | 3,660 | 84,244 |
| CAN | 1,830 | 30 | 549 | 12,637 |
| UAT | 1,800 | 10 | 180 | 4,143 |
| TOTALS | 9,780 | | 8,996 | 207,066 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 8,996 | 88.1100 | 41.85 | 376,483 | 1992 | 1992 | 0 | 0 | 0 | 45.00 | 55.00 |

1 STOR WAREH – 0% - 0 Heated Area: 6330 HX Base Yr




850683 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 08/05/2020 KK | LGL DATE | |
| XF DATE | 08/05/2020 KK | LAND DATE | 04/01/2023 DCA |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 408,745 |
| TOTAL MARKET OB/XF VALUE | 94,341 |
| TOTAL LAND VALUE - MARKET | 177,172 |
| TOTAL MARKET VALUE | 680,258 |
| SOH/AGL Deduction | 148,949 |
| ASSESSED VALUE | 531,309 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 531,309 |
| TOTAL JUST VALUE | 680,258 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 501,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3970 | H/AC | 1,500 | 10/08/1991 |
| 7424 | NEW CONSTR | 6,000 | 05/21/1991 |
| 6890 | NEW CONSTR | 195,300 | 12/11/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2118/1970 | 4/27/2017 | SW | Q | I | 01 | 507,000 |
| GRANTOR: NEW ACQUISITIONS LLC | | | | | | |
| GRANTEE: MYERS GROUP 1 LLC | | | | | | |
| 2090/1699 | 12/16/2016 | SW | U | V | 12 | 220,500 |
| GRANTOR: J WALTER CONSTRUCTION | | | | | | |
| GRANTEE: NEW ACQUISITIONS LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

CAN=[YR=2006] W50 S124 AOF=[YR=1993] W15 S30 E60 N30
BAS=[YR=1993] N25 AOF=[YR=2006] N25 W10 S16 W10 S9 E20$ W20
N9 E10 N16 E10 N50 W40 S100 E40$ W45$ E5 N100 E40 S26 E5 N50$
PTR= E30 S156 UAT=[YR=2006] E60 N30 W60 S30$ N56
AOF=[YR=2006] E14 N25 W14 S25$ N100 W30$.

## EXTRA FEATURES

| LN | 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 | 0510 | GARAGE WD- | 0 | 0 | 24 | 18 | 432.00 | SF | 35.00 | 35.00 | 100 | 1987 | 1987 | 3 | 20 | 3,024 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 16,398.00 | SF | 2.00 | 2.00 | 100 | 1987 | 1987 | 3 | 50 | 16,398 | |
| 3 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 2.00 | UT | 1,555.00 | 1,555.00 | 100 | 1986 | 1986 | 3 | 25 | 778 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 30 | 20 | 600.00 | SF | 10.00 | 10.00 | 100 | 1991 | 1991 | 3 | 20 | 1,200 | |
| 6 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 810.00 | LF | 9.70 | 9.70 | 100 | 1992 | 1992 | 3 | 30 | 2,357 | |
| 7 | 0466 | FNC GT 20' | 0 | 0 | 0 | 0 | 1.00 | UT | 750.00 | 750.00 | 100 | 1995 | 1995 | 3 | 39 | 293 | |
| 8 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1986 | 1986 | 3 | 25 | 125 | |
| 9 | 0505 | FLAGPOLE A | 0 | 0 | 0 | 0 | 15.00 | LF | 50.00 | 50.00 | 100 | 2000 | 2000 | 3 | 20 | 150 | |
| 10 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 5.00 | UT | 25.00 | 25.00 | 100 | 2000 | 2000 | 3 | 85 | 106 | |
| 11 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 7.00 | UT | 25.00 | 25.00 | 100 | 2006 | 2006 | 3 | 91 | 159 | |

TOTAL OB/XF 24,590

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 004800 | C | WAREHOUSE | 0 | 0004 | IW | 0.00 | 0.00 | 88,586.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 177,172 | | | | | | | |

REVIEW DATE 08/05/2020 BY KK Total Acres: 0.00 Total Land Value: 177,172 Market: 0 Agricultural: 0 Common: 177,172 PRINTED 08/02/2023 BY SYS

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2118/1970
BEING PARAGRAPH 2 (EX UTIL

MYERS GROUP 1 LLC
95158 COOK RD
FERNANDINA BEACH, FL 32034

**2023**

**42-2N-27-0000-0002-0290**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 12 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

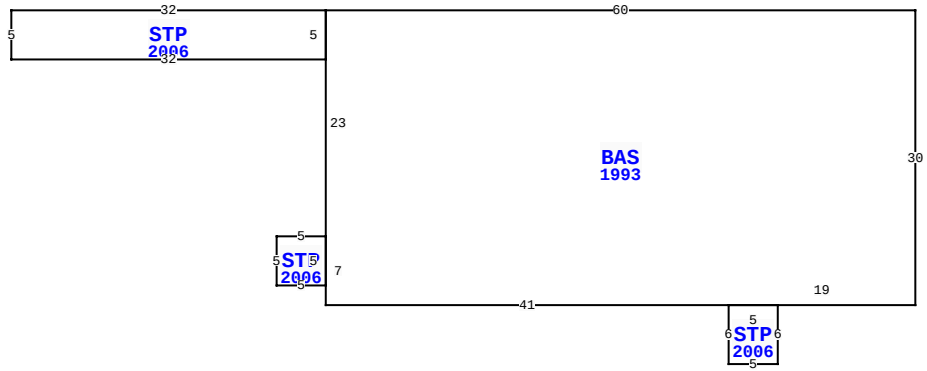
| | | | |
|---|---|---|---|
| DOR CODE | 4800 | WAREHOUSE-STORAGE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4051.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 199,354 |
| STP | 25 | 10 | 2 | 222 |
| STP | 30 | 10 | 3 | 332 |
| STP | 160 | 10 | 16 | 1,772 |
| TOTALS | 2,015 | | 1,821 | 201,679 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 1,821 | 94.5000 | 138.44 | 252,099 | 1986 | 2000 | 0 | 0 | 0 | 20.00 | 80.00 |

2 RETAILSTOR – 0% - 0 Heated Area: 1800 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 08/05/2020 | KK | LGL DATE |
| XF DATE | 08/05/2020 | KK | LAND DATE 04/01/2023 DCA |
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850683 US HWY 17, YULEE

## VALUATION SUMMARY

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|---|---|
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| TOTAL LAND VALUE - MARKET | 177,172 |
| TOTAL MARKET VALUE | 680,258 |
| SOH/AGL Deduction | 148,949 |
| ASSESSED VALUE | 531,309 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 531,309 |
| TOTAL JUST VALUE | 680,258 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 501,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2118/1970 | 4/27/2017 | SW | Q | I | 01 | 507,000 |
| GRANTOR: NEW ACQUISITIONS LLC | | | | | | |
| GRANTEE: MYERS GROUP 1 LLC | | | | | | |
| 2090/1699 | 12/16/2016 | SW | U | V | 12 | 220,500 |
| GRANTOR: J WALTER CONSTRUCTION | | | | | | |
| GRANTEE: NEW ACQUISITIONS LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 STP=[YR=2006] W32 S5 E32 N5$ S23
STP=[YR=2006] W5 S5 E5 N5$ S7 E41 STP=[YR=2006] S6 E5 N6
W5$ E19 N30 $.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 21,108.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 66 | 55,725 | |
| 14 | 6001 | ROLLUP DR | 0 | 0 | 0 | 16 | 6.00 | UT | 400.00 | 400.00 | 100 | 1992 | 1992 | 3 | 20 | 480 | |
| 15 | 6001 | ROLLUP DR | 0 | 0 | 0 | 10 | 2.00 | UT | 400.00 | 400.00 | 100 | 1986 | 1986 | 3 | 20 | 160 | |
| 16 | 1126 | CB/STC 8" | 0 | 0 | 72 | 0 | 72.00 | SF | 8.00 | 8.00 | 100 | 2006 | 2006 | 3 | 88 | 507 | |
| 18 | 0466 | FNC GT 20' | 0 | 0 | 0 | 0 | 2.00 | UT | 600.00 | 600.00 | 100 | 1995 | 1995 | 3 | 39 | 468 | |
| 19 | 0940 | SHEDS/PORT | 0 | 0 | 27 | 5 | 135.00 | SF | 30.00 | 30.00 | 100 | 2018 | 2018 | 3 | 86 | 3,483 | |
| 20 | 0940 | SHEDS/PORT | 0 | 0 | 40 | 8 | 320.00 | SF | 30.00 | 30.00 | 100 | 2020 | 2020 | 3 | 93 | 8,928 | |

## LAND DESCRIPTION

TOTAL OB/XF 69,751

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 08/05/2020 BY KK Total Acres: 0.00 Total Land Value: 177,172 Market: 0 Agricultural: 0 Common: 177,172 PRINTED 08/02/2023 BY SYS