

IN OR 1780/118
ESMT OR 1207/237
ESMT OR 1806/1898

LAMP YULEE LLC/
PO BOX 707
YULEE, FL 32041

2023

42-2N-27-0000-0002-0410



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
PAGE 1 of 2										4																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	25	MOD METAL 100	4101	06	14,881	137.4996	78.37	1,166,224	2002	2002	0	0	0	5.00	95.00	STANDARD													
Roof Structur	10	STEEL FRME 100	1 LGHT MANUF - 0% - 0													Heated Area: 13800													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	07	NONE 80																											
Interior Wall	05	DRYWALL 20																											
Interior Floo	16	EPOXY STRP 90																											
Interior Floo	14	CARPET 10																											
Ceiling	04	NONE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Plumbing	12	100																											
Frame	05	STEEL 100																											
Story Height	16	100																											
RMS	6	100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units	0	100																											
Occupancy	00	OWNER OCC 100																											
Quality	04	Quality Level 04																											
DOR CODE	4100	LIGHT MANUFACTURE																											
MAP NUM																													
NEIGHBORHOOD/LOC	4051.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	8,890	100	8,890	661,874																									
BAS	3,996	100	3,996	297,509																									
FST	75	70	52	3,871																									
GOF	914	210	1,919	142,872																									
UST	48	50	24	1,787																									
TOTALS	13,923		14,881	1,107,913																									
EXTRA FEATURES					850816 US HWY 17, YULEE																								
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	0812	CONCRETE C	0	0	0	12,116.00	SF	4.00	4.00	100	2002	2002	3	83	40,225														
2	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	21	84														
3	0810	CONCRETE A	0	0	0	591.00	SF	6.50	6.50	100	2002	2002	3	83	3,188														
4	0812	CONCRETE C	0	0	0	5,107.00	SF	4.00	4.00	100	2007	2007	3	89	18,181														
5	1242	WD DECK A	0	0	16	27	432.00	SF	10.00	10.00	2002	2002	3	21	907														
6	0402	CONC BUMPE	0	0	0	10.00	UT	25.00	25.00	100	2007	2007	3	92	230														
7	0097	AWNING CN	0	0	0	107.00	SF	65.00	65.00	100	2007	2007	3	52	3,617														
8	0978	SECURTY LT	0	0	0	10.00	UT	450.00	450.00	100	2002	2002	3	61	2,745														
9	0441	STK FNC 4'	0	0	0	24.00	LF	6.50	6.50	100	2007	2007	3	35	55														
10	0443	STK FNC 6'	0	0	0	96.00	LF	10.00	10.00	100	2007	2007	3	35	336														
TOTAL OB/XF 69,568																													
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	004100	C	LIGHT MFG.	0		CI	160.00	280.00	44,800.00	SF		1.00	1.00	1.00	5.00	5.00	224,000												
REVIEW DATE 07/25/2018 BY KKK Total Acres: 0.00 Total Land Value: 224,000 Market: 0 Agricultural: 0 Common: 224,000 PRINTED 08/02/2023 BY SYS																													

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