PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1946/1612

FSC DG YULEE FL LLC/
C/O FOUR SPRINGS CAPITAL TRUST, 3349A STATE ROUTE 138
WALL, NJ 07719

2023

42-2N-27-0000-0002-0490

BUILDING CHARACTERISTICS

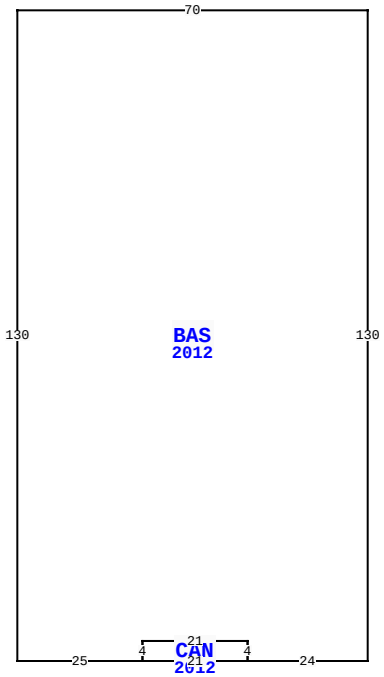
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,016	100	9,016	905,302
CAN	84	30	25	2,510
TOTALS	9,100		9,041	907,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	9,041	92.6194	135.69	1,226,773	2012	2012	0	0	20	6.00	74.00

1 RETAILSTOR – 0% - 0 Heated Area: 9016 HX Base Yr



850777 US HWY 17, YULEE

BLD DATE	02/13/2018	KK	LGL DATE	
XF DATE	02/13/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	907,812
TOTAL MARKET OB/XF VALUE	81,142
TOTAL LAND VALUE - MARKET	257,439
TOTAL MARKET VALUE	1,246,393
SOH/AGL Deduction	227,331
ASSESSED VALUE	1,019,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,019,062
TOTAL JUST VALUE	1,246,393
NCON VALUE	0
INCOME VALUE	1,271,174
PREVIOUS YEAR MKT VALUE	1,045,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1946/1612	9/30/2014	WD	U	I	11	100
GRANTOR: LDG YULEE LLC						
GRANTEE: FSC DG YULEE FL LLC						
1941/0458	9/30/2014	WD	U	I	40	1,501,100
GRANTOR: LDG YULEE LLC						
GRANTEE: FSC DG YULEE FL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W70 S130 E25 CAN=[YR=2012] E21 N4W21S4$ N4E21S4E24N130$.

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	0803	ASPHALT C	0	0	0	0	29,696.00	SF	2.00	2.00	100	2012	2012	3	72	42,762	
2	0810	CONCRETE A	0	0	0	0	2,843.00	SF	6.50	6.50	100	2012	2012	3	94	17,371	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2012	2012	3	100	400	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2012	2012	3	85	850	
6	0443	STK FNC 6'	0	0	0	0	54.00	LF	10.00	10.00	100	2012	2012	3	60	324	
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2012	2012	3	85	8,602	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	450.00	450.00	100	2012	2012	3	85	765	
9	0424	CL FNC 6'	0	0	0	0	474.00	LF	20.00	20.00	100	2012	2012	3	85	8,058	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	
11	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2012	2012	3	60	1,500	

TOTAL OB/XF 81,142

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	001100	C	STORE 1FLR	0	0004	CI	0.00	0.00	85,813.00	SF		1.00	1.00	1.00	3.00	3.00	257,439							

REVIEW DATE 02/13/2018 BY KK Total Acres: 0.00 Total Land Value: 257,439 Market: 0 Agricultural: 0 Common: 257,439 PRINTED 08/02/2023 BY SYS