



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																				
Exterior Wall	25	MOD METAL 100	4803	06	6,673	92.4352	43.91	293,011	1998	1998	0	0	0	31.00	69.00	VALUATION BY STANDARD																			
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 0													Heated Area: 5252																			
Roof Cover	12	MODULAR MT 100														HX Base Yr																			
Interior Wall	07	NONE 100														VALUATION SUMMARY																			
Interior Floo	03	CONC FINSH 100														Tax Group: 4										Tax Dist:									
Ceiling	04	NONE 100														BUILDING MARKET VALUE										202,178									
Air Condition	01	NONE 100														TOTAL MARKET OB/XF VALUE										17,916									
Heating Type	01	NONE 100														TOTAL LAND VALUE - MARKET										237,400									
Plumbing	8	100														TOTAL MARKET VALUE										457,494									
Frame	05	STEEL 100														SOH/AGL Deduction										105,338									
Story Height	17	100														ASSESSED VALUE										352,156									
RMS	13	100														TOTAL EXEMPTION VALUE										0									
Stories	1.	1. 100														BASE TAXABLE VALUE										352,156									
Class	00	. 100	TOTAL JUST VALUE										457,494																						
Units	0	100	NCON VALUE										0																						
Occupancy	00	OWNER OCC 100	INCOME VALUE																																
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	108	185	200	6,060																															
BAS	3,484	100	3,484	105,558																															
FAT	858	20	172	5,212																															
GOF	1,208	210	2,537	76,866																															
SFB	350	80	280	8,484																															
TOTALS															6,008	6,673	202,178																		
EXTRA FEATURES															463106 SR 200, YULEE																				
BLD DATE															02/08/2018																				
XF DATE															02/08/2018																				
INC DATE																																			
LGL DATE															04/01/2023																				
LAND DATE															DCA																				
AG DATE																																			
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	0430	CL FNC 6B	0	0	0	0	1,160.00	LF	9.70	9.70	100	1994	1994	3	36	4,051																			
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	1994	1994	3	36	216																			
3	0801	ASPHALT A	0	0	20	14	280.00	SF	3.00	3.00	100	1998	1998	3	50	420																			
4	6001	ROLLUP DR	0	0	12	15	3.00	UT	400.00	400.00	100	1998	1998	3	20	240																			
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1998	1998	3	48	144																			
6	0812	CONCRETE C	0	0	0	0	2,155.00	SF	4.00	4.00	100	1998	1998	3	77	6,637																			
7	0425	CL FNC 8'	0	0	0	0	152.00	LF	10.65	10.65	100	1998	1998	3	48	777																			
8	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2006	2006	3	72	276																			
9	0443	STK FNC 6'	0	0	0	0	56.00	LF	10.00	10.00	100	2006	2006	3	31	174																			
10	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384																			
LAND DESCRIPTION															TOTAL OB/XF										13,319										
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	004800	C	WAREHOUSE	0	0005	CI	0.00	0.00	237,400.00	SF		1.00	1.00	1.00	1.00	1.00	237,400																		
REVIEW DATE 02/08/2018 BY KK Total Acres: 0.00 Total Land Value: 237,400 Market: 0 Agricultural: 0 Common: 237,400 PRINTED 08/02/2023 BY SYS																																			

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