IN OR 2299/807

COKER INDUSTRIAL CONTRACTORS
850369 US HWY 17
YULEE, FL 32097

2023

42-2N-27-0000-0098-0060

BUILDING CHARACTERISTICS

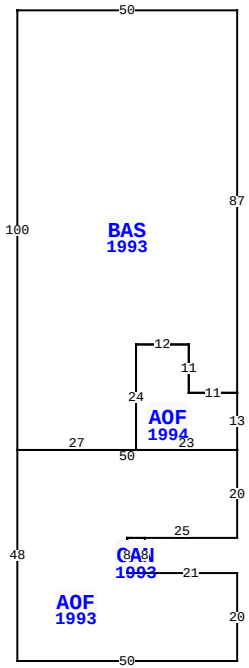
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		14 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,200	185	4,070	123,026
AOF	431	185	797	24,092
BAS	4,569	100	4,569	138,110
CAN	32	30	10	302
TOTALS	7,232		9,446	285,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	9,446	65.8746	58.13	549,096	1986	1986	0	0	0	48.00	52.00

1 SERV SHOP – 0% - 0 Heated Area: 7200 HX Base Yr



850369 US HWY 17, YULEE

BLD DATE	11/27/2019	KK	LGL DATE		
XF DATE	11/27/2019	KK	LAND DATE	11/27/2019	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	462,959
TOTAL MARKET OB/XF VALUE	22,789
TOTAL LAND VALUE - MARKET	574,482
TOTAL MARKET VALUE	1,060,230
SOH/AGL Deduction	209,379
ASSESSED VALUE	850,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	850,851
TOTAL JUST VALUE	1,060,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007953	ROOF	12,000	09/19/2019
4421	H/AC	2,000	11/17/1992
8463	ADDITION	27,500	10/27/1992
3487	NEW CONSTR	5,000	07/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/0807	8/21/2019	WD	Q	I	02	789,000
GRANTOR: TEAL BETTY D						
GRANTEE: COKER INDUSTRIAL CO						
1825/1882	11/21/2012	QC	U	I	11	100
GRANTOR: TEAL BETTY D						
GRANTEE: TEAL BETTY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S100 AOF=[YR=1993] S48 E50 N20 W21
CAN=[YR=1993] N8 W4 S8 E4$ W4 N8 E25 N20 AOF=[YR=1994] N13 W11 N11 W12 S24 E23$ W50$ E27 N24 E12 S11 E11 N87$.

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	5,736.00	SF	2.00	2.00	100	1987	1987	3	50	5,736	
2	0810	CONCRETE A	0	0	3	66	198.00	SF	6.50	6.50	100	1988	1988	3	57	734	
3	0812	CONCRETE C	0	0	0	0	3,576.00	SF	4.00	4.00	100	1989	1989	3	59.5	8,511	
4	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1992	1992	3	20	1,200	
5	0430	CL FNC 6B	0	0	0	0	983.00	LF	9.70	9.70	100	1992	1992	3	30	2,861	
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1992	1992	3	30	263	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1992	1992	3	30	180	
9	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	2000	2000	3	40	416	
10	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1986	1986	3	20	80	
11	0940	SHEDS/PORT	0	0	30	6	180.00	SF	30.00	30.00	100	2000	2000	3	20	1,080	

TOTAL OB/XF 21,061

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	225,287.00	SF		1.00	1.00	0.85	3.00	2.55	574,482							

REVIEW DATE 11/27/2019 BY KK Total Acres: 0.00 Total Land Value: 574,482 Market: 0 Agricultural: 0 Common: 574,482 PRINTED 08/02/2023 BY SYS

IN OR 2299/807

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2023

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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		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

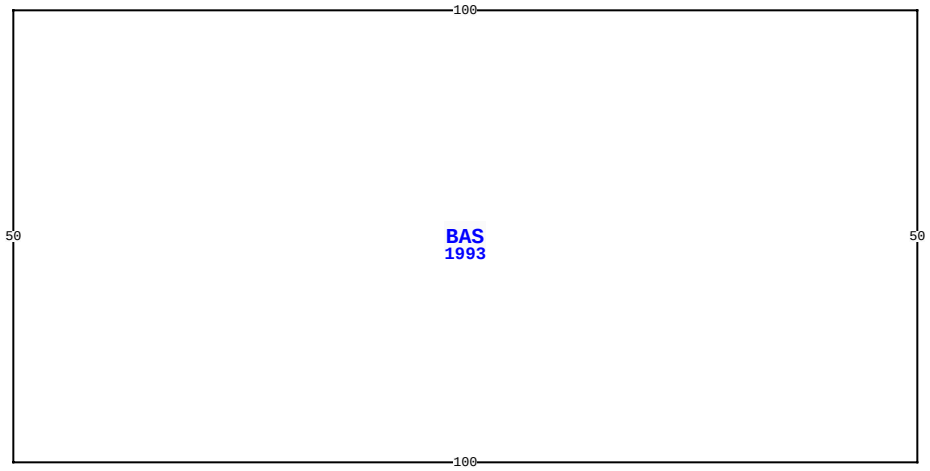
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	5,000	177,429
TOTALS	5,000		5,000	177,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	5,000	67.5783	59.64	298,200	1989	1989	0	0	0	40.50	59.50

2 SERV SHOP – 0% - 0 Heated Area: 5000 HX Base Yr



850369 US HWY 17, YULEE

BLD DATE	11/27/2019	KK	LGL DATE	
XF DATE	11/27/2019	KK	LAND DATE	11/27/2019 KK
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NASSAU COUNTY PROPERTY

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GRANTEE: COKER INDUSTRIAL CO						
1825/1882	11/21/2012	QC	U	I	11	100
GRANTOR: TEAL BETTY D						
GRANTEE: TEAL BETTY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S50 E100 N50 $.

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	0752	USP	0	0	0	0	115.00	SF	15.00	15.00	100	1986	1986	3	20	345	
13	0680	POLE SHED	0	0	24	10	240.00	SF	10.00	10.00	100	1986	1986	3	20	480	
14	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	55	743	
15	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1989	1989	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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 11/27/2019 BY KK Total Acres: 0.00 Total Land Value: 574,482 Market: 0 Agricultural: 0 Common: 574,482 PRINTED 08/02/2023 BY SYS