

HAGAN ACE HARDWARE OF YULEE INC
1022 BLANDING BLVD
ORANGE PARK, FL 32065

42-2N-27-1330-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	25	MOD METAL 80								1101	04	21,505	89.7989	131.56	2,829,198	2020	2020		0	0	1.00	99.00	VALUATION BY																
Exterior Wall	16	WD FR STUC 20								1 RETAILSTOR - 0% - 0														Heated Area: 19952															
Roof Structur	10	STEEL FRME 100																						Tax Group: 4															
Roof Cover	12	MODULAR MT 100																						Tax Dist:															
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE															
Interior Floo	03	CONC FINSH 100																						2,800,906															
Ceiling	02	F.NOT SUS 100																						TOTAL MARKET OB/XF VALUE															
Air Condition	03	CENTRAL 100																						798,730															
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET															
Fixtures	13	100																						3,954,983															
Frame	05	STEEL 100																						TOTAL MARKET VALUE															
Story Height		21 100																						SOH/AGL Deduction															
RMS		9 100																						ASSESSED VALUE															
Stories	1.	1. 100																						2,764,875															
Units		0 100																						TOTAL EXEMPTION VALUE															
Occupancy	00	NONE 100																						0															
Quality	02	Quality Level 02																						BASE TAXABLE VALUE															
DOR CODE	1100	STORES, 1 STORY																						2,764,875															
MAP NUM		MKT AREA																						TOTAL JUST VALUE															
NEIGHBORHOOD/LOC	4002.00																							3,954,983															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,625	100	1,625	211,647																																			
BAS	18,327	100	18,327	2,386,989																																			
CAN	230	30	69	8,987																																			
CAN	235	30	70	9,117																																			
CAN	299	30	90	11,722																																			
CAN	1,500	30	450	58,610																																			
UST	2,184	40	874	113,833																																			
TOTALS	24,400		21,505	2,800,906																																			
EXTRA FEATURES					85880 MINER RD, YULEE										BLD DATE 06/16/2022					KK					LGL DATE					06/16/2022					KK				
															XF DATE 06/16/2022					KK					LAND DATE														
															INC DATE										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	0803	ASPHALT C	0	0	0	57,660.00	SF	2.00	2.00	100	2020	2020	3	88	101,482																								
2	0400	CONC CURB	0	0	0	2,329.00	LF	15.00	15.00	100	2020	2020	3	99	34,586																								
3	0972	ST LGHT UN	0	0	0	9.00	UT	2,530.00	2,530.00	100	2020	2020	3	98	22,315																								
4	0975	ST LT/ARM	0	0	0	5.00	UT	500.00	500.00	100	2020	2020	3	98	2,450																								
5	0810	CONCRETE A	0	0	116	3	348.00	SF	6.50	100	2020	2020	3	99	2,239																								
6	4950	BOLLARD	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400																								
7	0090	AUTO DOOR	0	0	0	2.00	UT	2,500.00	2,500.00	100	2020	2020	3	93	4,650																								
8	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2020	2020	3	93	372																								
9	0812	CONCRETE C	0	0	0	2,973.00	SF	4.00	4.00	100	2020	2020	3	99	11,773																								
10	1123	CB 8"	0	0	0	256.00	SF	6.15	6.15	100	2020	2020	3	99	1,559																								
LAND DESCRIPTION										TOTAL OB/XF										181,826																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	159,746.00	SF		1.00	1.00	1.00	5.00	5.00	798,730																						

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																										INCOME VALUE										
																										PREVIOUS YEAR MKT VALUE										

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