

PARCEL 4
IN OR 2078/1984
UTIL ESMTS PT OR 1769/492-513

RLW PROPERTIES LLC
ATTN: JOE HUDSON COLLISION, 1318 PIKE ROAD
PIKE ROAD, AL 36064

2023

42-2N-27-1330-0004-0000



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	SA	NORM	% COND	PAGE 1 of 2 4														
Exterior Wall	15	CONC BLOCK 100	2501	06	19,129	90.3543	79.74	1,525,346	2009	2009	0	0	15	9.00	76.00	VALUATION SUMMARY														
Roof Structur	10	STEEL FRME 100	1 SERV SHOP - 0% - 0													Heated Area: 16575														
Roof Cover	12	MODULAR MT 100														HX Base Yr														
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		10 100																												
Frame	05	STEEL 100																												
Story Height		20 100																												
RMS		12 100																												
Stories	1.	1. 100																												
Class	00	. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			02	Quality Level 02																										
DOR CODE			2500REPAIR SERVICE																											
MAP NUM			MKT AREA																04											
NEIGHBORHOOD/LOC			4002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,240	100	2,240	135,750																										
BAS	4,200	100	4,200	254,530																										
BAS	4,200	100	4,200	254,530																										
CAN	600	30	180	10,908																										
OFC	3,654	140	5,116	310,042																										
OFC	2,281	140	3,193	193,504																										
TOTALS					17,175	19,129	1,159,263																							
EXTRA FEATURES					463360 SR 200, 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	0803	ASPHALT C	0	0	0	0	51,510.00	SF	2.00	2.00	100	2009	2009	3	66	67,993														
2	0402	CONC BUMPE	0	0	0	0	42.00	UT	25.00	25.00	100	2009	2009	3	94	987														
3	0400	CONC CURB	0	0	0	0	2,072.00	LF	15.00	15.00	100	2009	2009	3	94	29,215														
4	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2009	2009	3	100	700														
5	6001	ROLLUP DR	0	0	0	0	7.00	UT	400.00	400.00	100	2009	2009	3	45	1,260														
6	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2009	2009	3	45	810														
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2009	2009	3	78	7,894														
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2009	2009	3	78	1,560														
9	0812	CONCRETE C	0	0	0	0	6,562.00	SF	4.00	4.00	100	2009	2009	3	91	23,886														
10	0424	CL FNC 6'	0	0	0	0	150.00	LF	20.00	20.00	100	2009	2009	3	78	2,340														
LAND DESCRIPTION					TOTAL OB/XF 136,645																									
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	002500	C	SRVC SHOPS	0		PUD	0.00	0.00	93,564.00	SF		1.00	1.00	1.00	7.50	7.50	701,730													
REVIEW DATE 11/27/2019 BY KK Total Acres: 0.00 Total Land Value: 701,730 Market: 0 Agricultural: 0 Common: 701,730 PRINTED 08/02/2023 BY SYS																														

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																																		VALUATION BY											
																																		STANDARD											
																																		Tax Group: 4											
																																		Tax Dist:											
																																		BUILDING MARKET VALUE											
																																		TOTAL MARKET OB/XF VALUE											
																																		TOTAL LAND VALUE - MARKET											
																																		TOTAL MARKET VALUE											
																																		SOH/AGL Deduction											
																																		ASSESSED VALUE											
																																		TOTAL EXEMPTION VALUE											
																																		BASE TAXABLE VALUE											
																																		TOTAL JUST VALUE											
																																		NCON VALUE											
																																		INCOME VALUE											
																																		PREVIOUS YEAR MKT VALUE											