S 190' OF E 190' OF W 615'OF
TRACT 3
IN OR 2585/842 PAR 1

HWS INVESTMENT HOLDINGS
86112 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4607-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

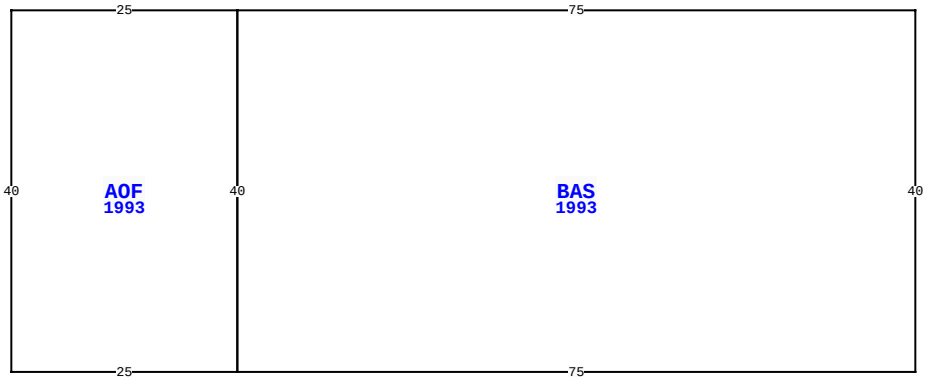
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	100	1,000	7,200
BAS	3,000	100	3,000	21,600
TOTALS	4,000		4,000	28,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4807	04	4,000	75.7822	36.00	144,000	1989	1989	0	0	30	50.00	20.00

1 PREFAB MTL – 0% - 2023 Heated Area: 4000 HX Base Yr



850724 US HWY 17, YULEE

BLD DATE	07/26/2019	KK	LGL DATE	
XF DATE	07/26/2019	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,513
TOTAL MARKET OB/XF VALUE	11,391
TOTAL LAND VALUE - MARKET	108,300
TOTAL MARKET VALUE	151,204
SOH/AGL Deduction	0
ASSESSED VALUE	151,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,204
TOTAL JUST VALUE	151,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 3380	XFOB	2,000	10/01/1996
89 1114	NEW CONSTR	77,800	11/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0842	8/05/2022	QC	U	I	11	100
GRANTOR: WYATTS CONTRACTING SE						
GRANTEE: HWS INVESTMENT HOLD						
2555/0459	4/11/2022	WD	Q	I	05	400,000
GRANTOR: SUTTON RAYMOND L FAMI						
GRANTEE: WYATTS CONTRACTING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W75 AOF=[YR=1993] W25 S40 E25 N40 $ S40 E75 N40 $.

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
3	0803	ASPHALT C	0	0	0	0	4,818.00	SF	2.00	2.00	100	1990	1990	3	50	4,818	
4	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1989	1989	3	20	160	
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	27	648	
6	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1989	1989	3	28	756	
7	0810	CONCRETE A	0	0	37	10	370.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,431	
8	0098	AWNING MTL	0	0	0	0	20.00	SF	13.00	13.00	100	1989	1989	3	20	52	
9	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	1989	1989	3	59.5	278	
10	0810	CONCRETE A	0	0	36	10	360.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,392	
11	0811	CONCRETE B	0	0	50	12	600.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,856	

LAND DESCRIPTION

TOTAL OB/XF 11,391

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	004100	C	LIGHT MFG.	0	0004	CI	190.00	190.00	36,100.00	SF		1.00	1.00	1.00	3.00	3.00	108,300							

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 108,300 Market: 0 Agricultural: 0 Common: 108,300 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

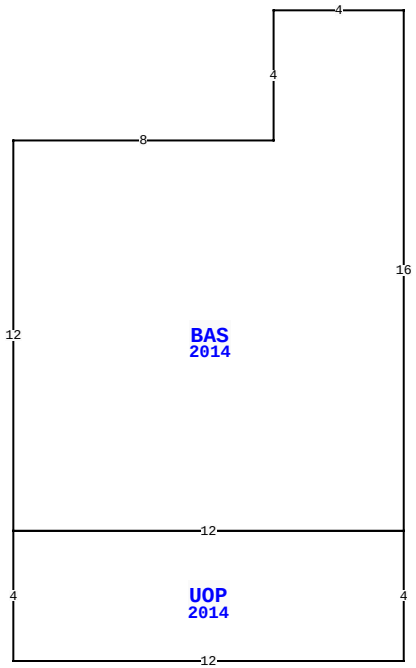
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	2,553
UOP	48	20	10	160
TOTALS	208		170	2,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	170	75.2400	67.90	11,543	2009	2009	0	0	70	6.50	23.50

2 SINGLE FAM – 0% - 2023 Heated Area: 160 HX Base Yr



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TOTAL JUST VALUE	151,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: HWS INVESTMENT HOLD						
2555/0459	4/11/2022	WD	Q	I	05	400,000
GRANTOR: SUTTON RAYMOND L FAMI						
GRANTEE: WYATTS CONTRACTING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W4 S4 W8 S12 UOP=[YR=2014] S4 E12 N4 W12$ E12 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 108,300 Market: 0 Agricultural: 0 Common: 108,300 PRINTED 08/02/2023 BY SYS