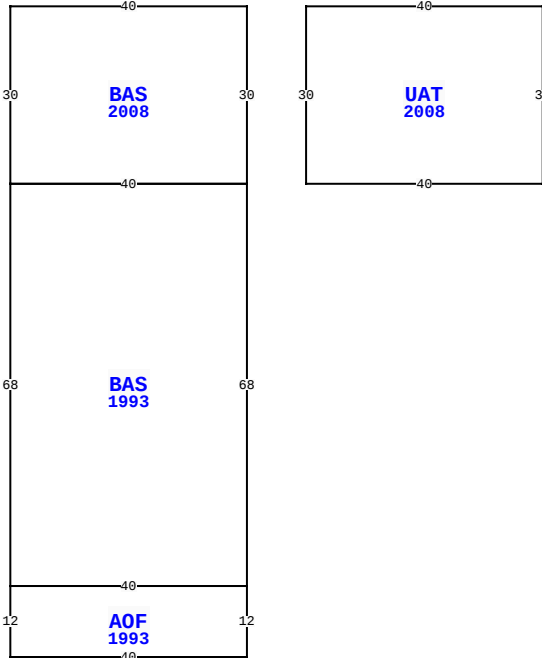


NORCO ENTERPRISES INC/
850694 US HIGHWAY 17
YULEE, FL 32097

42-2N-27-4607-0008-0000

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		NORM	% COND	VALUATION SUMMARY																																
Exterior Wall		25	MOD METAL 100		2501	04	4,520	62.9850	55.58	251,222	1990	1990	0	0	0	38.00	62.00	VALUATION BY		STANDARD																														
Roof Structure		10	STEEL FRME 100		1 SERV SHOP - 0% - 0										Heated Area: 4520										HX Base Yr																									
Roof Cover		12	MODULAR MT 100																																															
Interior Wall		07	NONE 100																																															
Interior Floor		03	CONC FINSH 100																																															
Ceiling		04	NONE 100																																															
Air Condition		03	CENTRAL 100																																															
Heating Type		04	AIR DUCTED 100																																															
Fixtures		5	100																																															
Frame		05	STEEL 100																																															
Story Height		10	100																																															
RMS		4	100																																															
Stories		1.	1. 100																																															
Units		0	100																																															
Occupancy		00	OWNER OCC 100																																															
Quality		03	Quality Level 03																																															
DOR CODE		1720	MEDICAL OFFICE																																															
MAP NUM			MKT AREA				04																																											
NEIGHBORHOOD/LOC		4051.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
AOF	480	100	480	16,540																																														
BAS	2,720	100	2,720	93,730																																														
BAS	1,200	100	1,200	41,352																																														
UAT	1,200	10	120	4,135																																														
TOTALS		5,600		4,520																					155,758																									
EXTRA FEATURES																									850694 US HWY 17, YULEE										BLD DATE 07/01/2021 XF DATE 07/01/2021 INC DATE										KK KK		LGL DATE LAND DATE AG DATE		07/01/2021 KK	
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	4,872.00	SF	2.00	2.00	100	1991	1991	3	50	4,872																																		
3	0430	CL FNC 6B	0	0	0	0	136.00	LF	9.70	9.70	100	1995	1995	3	39	514																																		
4	0424	CL FNC 6'	0	0	0	0	656.00	LF	20.00	20.00	100	1995	1995	3	39	5,117																																		
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1995	1995	3	39	117																																		
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1995	1995	3	39	293																																		
7	0803	ASPHALT C	0	0	0	0	8,254.00	SF	2.00	2.00	100	2002	2002	3	52	8,584																																		
8	0812	CONCRETE C	0	0	0	0	860.00	SF	4.00	4.00	100	2002	2002	3	83	2,855																																		
9	0402	CONC BUMPE	0	0	0	0	27.00	UT	25.00	25.00	100	2002	2002	3	87	587																																		
11	0476	VF 6 SBPL	0	0	0	0	8.00	LF	32.00	32.00	100	2002	2002	3	61	156																																		
12	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	61	366																																		
LAND DESCRIPTION										TOTAL OB/XF										23,461																														
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	001901	C	MEDICAL OF	0	0004	CI	0.00	0.00	133,290.00	SF		1.00	1.00	0.75	3.00	2.25	299,902																																	
2	009630	C	SWAMP	0		CI	0.00	0.00	0.75	AC		1.00	1.00	1.00	500.00	500.00	375																																	
REVIEW DATE		07/01/2021		BY	KK	Total Acres: 0.75		Total Land Value: 300,277				Market: 0				Agricultural: 0				Common: 300,277				PRINTED 08/02/2023 BY SYS																										

NORCO ENTERPRISES INC/
850694 US HIGHWAY 17
YULEE, FL 32097

42-2N-27-4607-0008-0000

[illegible]