

TRACT 11 EX S-1
IN OR 2048/99
FPL ESMT IN OR 878/3

ED'S COMFORT SOLUTIONS INC
85083 DEONAS WAY
YULEE, FL 32097

2023

42-2N-27-4607-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	5 100
Frame	05 STEEL 100
Story Height	16 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality 03 Quality Level 03

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	1,122	185	2,076	127,940
AOF	128	185	237	14,606
AOF	850	185	1,572	96,879
BAS	3,750	100	3,750	231,105
SFB	64	80	51	3,143
STR	96	10	10	616

TOTALS 6,010 7,696 474,288

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
1	0803	ASPHALT C	0	0	0	0	5,790.00	SF	2.00	2.00	100	1999	1999	3	50	5,790	
2	0812	CONCRETE C	0	0	0	0	3,400.00	SF	4.00	4.00	100	1999	1999	3	79	10,744	
3	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1999	1999	3	20	240	
6	0400	CONC CURB	0	0	0	0	100.00	LF	15.00	15.00	100	1999	1999	3	84	1,260	
7	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1999	1999	3	84	42	
9	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	1999	1999	3	52	1,638	
10	0476	VF 6 SBPL	0	0	0	0	493.00	LF	32.00	32.00	100	2019	2019	3	96	15,145	
11	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	93	3,255	
12	0940	SHEDS/PORT	0	0	35	11	385.00	SF	30.00	30.00	100	2020	2020	3	93	10,742	

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	97,140.00	SF		1.00	1.00	0.50	3.00	1.50	145,710							
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	0.70	AC		1.00	1.00	1.00	500.00	500.00	350							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2501	06	7,696	88.4000	78.01	600,365	1999	1999		0	0	21.00	79.00	
1 SERV SHOP - 0% - 0 Heated Area: 5901 HX Base Yr													

85083 DEONAS WAY, YULEE

BLD DATE 02/09/2022 XF DATE 02/09/2022 INC DATE 02/09/2022 LGL DATE 02/09/2022 LAND DATE 02/09/2022 AG DATE 02/09/2022

TOTAL OB/XF													
48,856													

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		474,288
TOTAL MARKET OB/XF VALUE		48,856
TOTAL LAND VALUE - MARKET		146,060
TOTAL MARKET VALUE		669,204
SOH/AGL Deduction		276,941
ASSESSED VALUE		392,263
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		392,263
TOTAL JUST VALUE		669,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632167	REMODEL	176,000	04/01/2016
E21456	ELEC OTHER	0	12/01/2008
E995603	TEMP POLE	10,150	02/01/1999
B9905721	NEW CONSTR	153,750	01/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2048/0099	5/19/2016	WD Q I 01	370,000
GRANTOR: HOLLY INVESTMENTS LIM			
GRANTEE: ED'S COMFORT SOULUT			
1755/1476	9/12/2011	WD Q I 02	310,000
GRANTOR: COLEMAN ALLEN D & CHI			
GRANTEE: HOLLY INVESTMENT LI			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1999] W75 AOF=[YR=1999] W9 AOF=[YR=2000] W16 S8 E16 N8\$ S8 W16 S42 E25 N50\$ S50 E75 N50\$ PTR= E40 AOF=[YR=2000] W17 SFB=[YR=2000] N8 W8 S8 E8\$ W8 S34 E25 N15 STR=[YR=2016] E4 N24 W4 S24\$ N19\$ W40\$.			