

PIRATES TRADING POST INC/
96837 BLACKROCK ROAD
YULEE, FL 32097

42-3N-28-5080-0007-0010

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD	17	CB STUCCO 60	1402	MDL	04	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	STANDARD															
Exterior Wall	05	05	AVERAGE 40	1	CONVESTORE - 0% - 0										Heated Area: 3564										HX Base Yr									
Roof Structur	04	04	WOOD TRUSS 100																															
Roof Cover	03	03	COMP SHNGL 100																															
Interior Wall	04	04	PLYWOOD 70																															
Interior Wall	01	01	MINIMUM 30																															
Interior Floo	07	07	CORK/VTILE 100																															
Ceiling	02	02	F.NOT SUS 100																															
Air Condition	03	03	CENTRAL 100																															
Heating Type	04	04	AIR DUCTED 100																															
Fixtures	15	15	100																															
Frame	03	03	MASONRY 100																															
Story Height	8	8	100																															
RMS	10	10	100																															
Stories	2.	2.	100																															
Units	0	0	100																															
BUD8 Adjustme	04	04	DIST 01 100																															
Occupancy	00	00	NONE 100																															
Quality	03	03	Quality Level 03																															
DOR CODE	1200	1200	STORE/OFFICE/RESID																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC	4031.	4031.	00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
APT	30	100	30	753																														
APT	1,536	100	1,536	38,544																														
BAS	1,672	100	1,672	41,957																														
CAN	256	30	77	1,932																														
FOP	16	30	5	125																														
FST	42	50	21	527																														
FST	408	50	204	5,119																														
SFB	408	80	326	8,180																														
STR	39	10	4	100																														
UST	96	40	38	954																														
TOTALS	4,503		3,913	98,191																														
EXTRA FEATURES					96837 BLACKROCK RD, YULEE																													
					BLD DATE 06/11/2021										KK																			
					XF DATE 06/11/2021										KK																			
					INC DATE										LGL DATE																			
															LAND DATE																			
															AG DATE																			
															06/11/2021																			
															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	0381	COOLER	0	0	34	12			408.00	SF	82.50				82.50	100	1980	1980	3	20		6,732												
2	0803	ASPHALT C	0	0	0	0			4,712.00	SF	2.00				2.00	100	1995	1995	3	50		4,712												
3	0971	ST LGHT OV	0	0	0	0			1.00	UT	1,555.00				1,555.00	100	1980	1980	3	20		311												
4	0810	CONCRETE A	0	0	0	0			156.00	SF	6.50				6.50	100	1980	1980	3	35		355												
5	0524	PUMP ISLND	0	0	5	3			15.00	SF	4.50				4.50	100	1999	1999	3	94		63												
6	0524	PUMP ISLND	0	0	5	3			15.00	SF	4.50				4.50	100	1999	1999	3	94		63												
7	0802	ASPHALT B	0	0	0	0			1,490.00	SF	2.40				2.40	100	1999	1999	3	50		1,788												
8	0812	CONCRETE C	0	0	0	0			3,615.00	SF	4.00				4.00	100	1999	1999	3	79		11,423												
9	4950	BOLLARD	0	0	0	0			4.00	UT	100.00				100.00	100	1999	1999	3	100		400												
10	4950	BOLLARD	0	0	0	0			3.00	UT	100.00				100.00	100	1999	1999	3	100		300												
LAND DESCRIPTION					TOTAL OB/XF										26,147																			
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										
1	001200	C	STORE COMB	0		CN	150.00	150.00	22,500.00	SF		1.00	1.00	1.00	3.50	3.50	78,750																	
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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																				
																			VALUATION BY		STANDARD																		
																			Tax Group: 4		Tax Dist:																		
																			BUILDING MARKET VALUE		98,191																		
																			TOTAL MARKET OB/XF VALUE		30,483																		
																			TOTAL LAND VALUE - MARKET		78,750																		
																			TOTAL MARKET VALUE		207,424																		
																			SOH/AGL Deduction		10,646																		
																			ASSESSED VALUE		196,778																		
																			TOTAL EXEMPTION VALUE		0																		
																			BASE TAXABLE VALUE		196,778																		
																			TOTAL JUST VALUE		207,424																		
																			NCON VALUE		0																		
																			INCOME VALUE																				
																			PREVIOUS YEAR MKT VALUE		178,889																		
DOR CODE		1200		STORE/OFFICE/RESID																																			
MAP NUM					MKT AREA					04																													
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
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																					
11	0418	EXHST FAN		0	0	0	0	1.00	UT	400.00	400.00	100	1999	1999	3	20	80																						
12	0964	HALON SYST		0	0	3	5	15.00	SF	50.00	50.00	100	1999	1999	3	79	593																						
13	4310	CANOPIES F		0	0	35	23	805.00	UT	22.75	22.75	100	1999	1999	3	20	3,663																						
LAND DESCRIPTION																				TOTAL OB/XF										4,336									
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														
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