



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	13 STAND SEAM 70
Roof Cover	04 BUILT-UP 30
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 60
Interior Floo	14 CARPET 40
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	30 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	23 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	1720 MEDICAL OFFICE

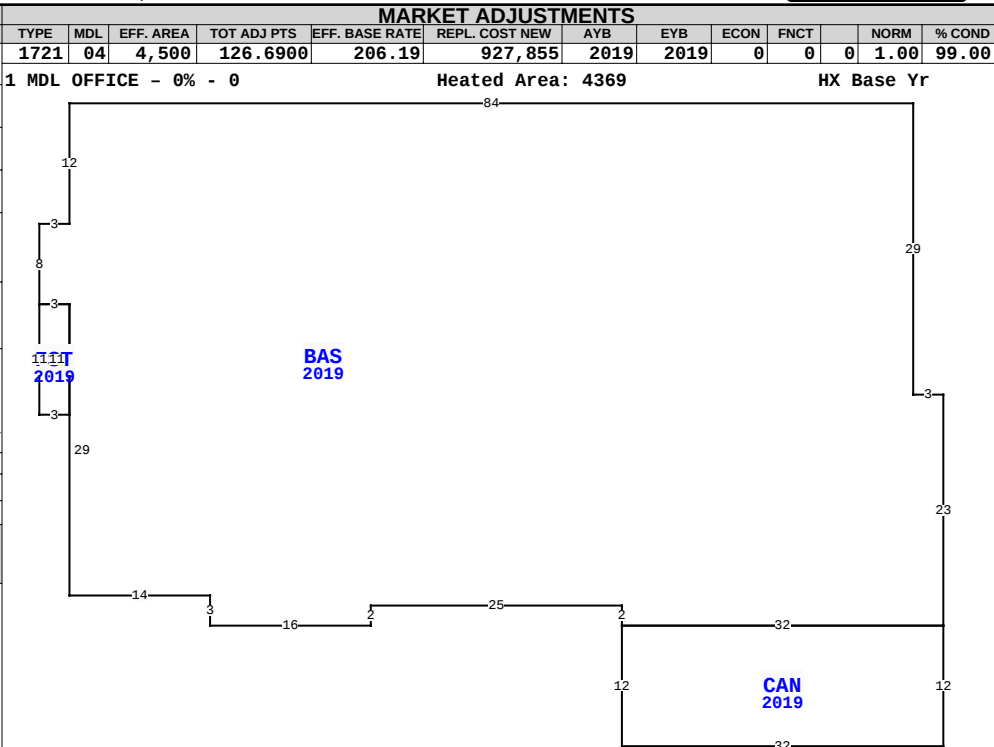
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,369	100	4,369	891,836
CAN	384	30	115	23,475
FST	33	50	16	3,266

TOTALS	4,786	4,500	918,576
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0803	ASPHALT C	0	0	0	0			
2	0400	CONC CURB	0	0	0	0			
3	0812	CONCRETE C	0	0	0	0			
4	4950	BOLLARD	0	0	0	0			
5	0648	LIGHTS-AV	0	0	0	0			
6	0972	ST LGHT UN	0	0	0	0			
7	0855	CONC PAVER	0	0	10	8			
8	0810	CONCRETE A	0	0	0	0			
9	0402	CONC BUMPE	0	0	0	0			
10	1075	TRELLIS G	0	0	7	4			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001901	C	MEDICAL OF	0	
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BLD DATE	01/07/2020	KK	LGL DATE		
XF DATE	01/07/2020	KK	LAND DATE	01/07/2020	KK
INC DATE			AG DATE		

45 FLOCO AV, YULEE												
TOTAL OB/XF 53,619												

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		918,576	
TOTAL MARKET OB/XF VALUE		63,123	
TOTAL LAND VALUE - MARKET		620,725	
TOTAL MARKET VALUE		1,602,424	
SOH/AGL Deduction		316,221	
ASSESSED VALUE		1,286,203	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,286,203	
TOTAL JUST VALUE		1,602,424	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,306,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003396	NEW CONSTR - SHEL	592,606	06/06/2019
19003461	BLD OUT-HEARTLAND	237,042	06/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1520	11/24/2020	QC	U	I	11	100
GRANTOR: PROFESSIONAL RESOURCE						
GRANTEE: PRD REAL ESTATE 2 L						
2423/1517	11/24/2020	WD	U	I	11	100
GRANTOR: PROFESSIONAL RESOURCE						
GRANTEE: PRD REAL ESTATE 2 L						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2019] W3 N29 W84 S12 W3 S8 FST=[YR=2019] S11 E3 N11 W3\$ E3 S29 E14 S3 E16 N2 E25 S2 CAN=[YR=2019] S12 E32 N12 W32\$ E32 N23\$.												

[illegible]