



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	28 GLASS THRM 50
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floor	03 CONC FINSH 80
Interior Floor	14 CARPET 20
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	14 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	1700OFFICE BUILDINGS
MAP NUM	MKT AREA
	04
NEIGHBORHOOD/LOC	4086.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	373,301
CAN	70	30	21	3,995
CAN	138	30	41	7,801
TOTALS	2,170		2,024	385,098

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	7,072.00	SF	2.00	2.00	100
2	0400	CONC CURB	0	0	0	0	254.00	LF	15.00	15.00	100
3	0812	CONCRETE C	0	0	0	0	2,076.00	SF	4.00	4.00	100
4	0855	CONC PAVER	0	0	0	0	2,777.00	SF	10.00	10.00	100
5	0812	CONCRETE C	0	0	0	0	1,439.00	SF	4.00	4.00	100
6	0885	WATERSCAPE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
7	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0			0.00	0.00	9,583.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,024	138.1322	196.15	397,008	2017	2017	0	0	3.00	97.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 1962 HX Base Yr											
BLS DATE 03/14/2018 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
58,487											
123 TINKER ST, YULEE											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		385,098	
TOTAL MARKET OB/XF VALUE		58,487	
TOTAL LAND VALUE - MARKET		62,290	
TOTAL MARKET VALUE		505,875	
SOH/AGL Deduction		134,171	
ASSESSED VALUE		371,704	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		371,704	
TOTAL JUST VALUE		505,875	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		345,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001581	REMODEL	100,000	02/03/2023
17004169	NEW CONSTRUCTION	252,460	05/10/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2203/1180	6/13/2018	QC	U	V	11
GRANTOR: RAYDIENT LLC D/B/A RA					
GRANTEE: WILDLIGHT LLC ET AL					
2203/1171	6/13/2018	QC	U	V	11
GRANTOR: RAYONIER ATLANTIC TIM					
GRANTEE: WILDLIGHT LLC ET AL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=2017] W23 S6 BAS=[YR=2017] W12 S3 W9 S14 E2 S34 E35 N13 E4 N11 CAN=[YR=2017] E3 N10 W7 S10 E4\$ W4 N10 E8 N7 W1 N10 W23\$ E23 N6\$.											