

TRACT H
IN OR 2165/1556
ESMT PT OR 2176/356

FIRST FEDERAL BANK OF FLORIDA
4705 US HWY 90 W
LAKE CITY, FL 32055

2023

44-2N-27-1000-00TH-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 60
Roof Cover	04	BUILT-UP 40
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

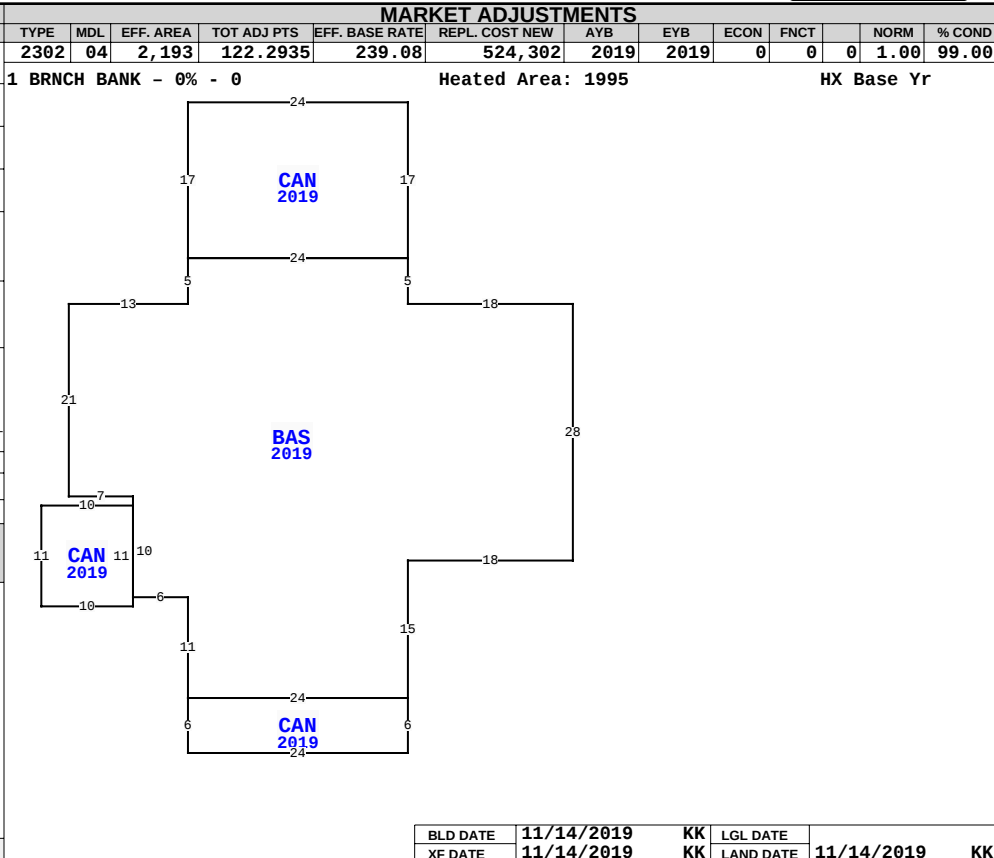
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,995	100	1,995	472,195
CAN	110	30	33	7,811
CAN	144	30	43	10,177
CAN	408	30	122	28,876
TOTALS	2,657		2,193	519,059

EXTRA FEATURES

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0			9,954.00	SF 2.00	2019	2019	3	86	17,121	
2	0400	CONC CURB	0	0	0	0			642.00	LF 15.00	2019	2019	3	99	9,534	
3	0810	CONCRETE A	0	0	17	16			272.00	SF 6.50	2019	2019	3	99	1,750	
4	4950	BOLLARD	0	0	0	0			1.00	UT 100.00	2019	2019	3	100	100	
5	0811	CONCRETE B	0	0	82	7			574.00	SF 5.20	2019	2019	3	99	2,955	
6	0855	CONC PAVER	0	0	50	7			350.00	SF 10.00	2019	2019	3	99	3,465	
7	0810	CONCRETE A	0	0	0	0			80.00	SF 6.50	2019	2019	3	99	515	
8	0810	CONCRETE A	0	0	0	0			216.00	SF 6.50	2019	2019	3	99	1,390	
9	0477	VF 4 SLAT	0	0	0	0			31.00	LF 14.00	2019	2019	3	96	417	
10	0972	ST LGHT UN	0	0	0	0			6.00	UT 1,897.50	2019	2019	3	96	10,930	

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	002300	C	FINANCIAL	0			0.00	0.00	23,087.00	SF		1.00	1.00	1.00	14.75	14.75	340,533							



40 FLOCO AVE, YULEE

BLD DATE	11/14/2019	KK	LGL DATE	
XF DATE	11/14/2019	KK	LAND DATE	11/14/2019
INC DATE			AG DATE	

TOTAL OB/UF																48,177
1	0803	ASPHALT C	0	0	0	0			9,954.00	SF 2.00	2019	2019	3	86	17,121	
2	0400	CONC CURB	0	0	0	0			642.00	LF 15.00	2019	2019	3	99	9,534	
3	0810	CONCRETE A	0	0	17	16			272.00	SF 6.50	2019	2019	3	99	1,750	
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5	0811	CONCRETE B	0	0	82	7			574.00	SF 5.20	2019	2019	3	99	2,955	
6	0855	CONC PAVER	0	0	50	7			350.00	SF 10.00	2019	2019	3	99	3,465	
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1	002300	C	FINANCIAL	0			0.00	0.00	23,087.00	SF		1.00	1.00	1.00	14.75	14.75	340,533							

NASSAU COUNTY PROPERTY										PAGE 1 of 3		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						519,059						
TOTAL MARKET OB/XF VALUE						79,550						
TOTAL LAND VALUE - MARKET						340,533						
TOTAL MARKET VALUE						939,142						
SOH/AGL Deduction						128,384						
ASSESSED VALUE						810,758						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						810,758						
TOTAL JUST VALUE						939,142						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						772,803						
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
19000070				XF0B				7,265			02/01/2019	
18009193				NEW CONSTR				279,992			01/04/2019	
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2203/1180		6/13/2018		QC	U	V	11	100				
GRANTOR:RAYDIENT LLC D/B/A RA												
GRANTEE:WILDLIGHT LLC ET AL												
2203/1171		6/13/2018		QC	U	V	11	100				
GRANTOR:RAYONIER ATLANTIC TIM												
GRANTEE:WILDLIGHT LLC ET AL												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2019] W18 N5 CAN=[YR=2019] N17 W24 S17 E24\$ W24 S5												
W13 S21 E7 S1 CAN=[YR=2019] W10 S11 E10 N11\$ S10 E6 S11												
CAN=[YR=2019] S6 E24 N6 W24\$ E24 N15 E18 N28\$.												

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REVIEW DATE	11/14/2019	BY	KK	Total Acres: 0.00	Total Land Value: 340,533	Market: 0	Agricultural: 0	Common: 340,533	PRINTED 08/02/2023 BY SYS
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