



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		55 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

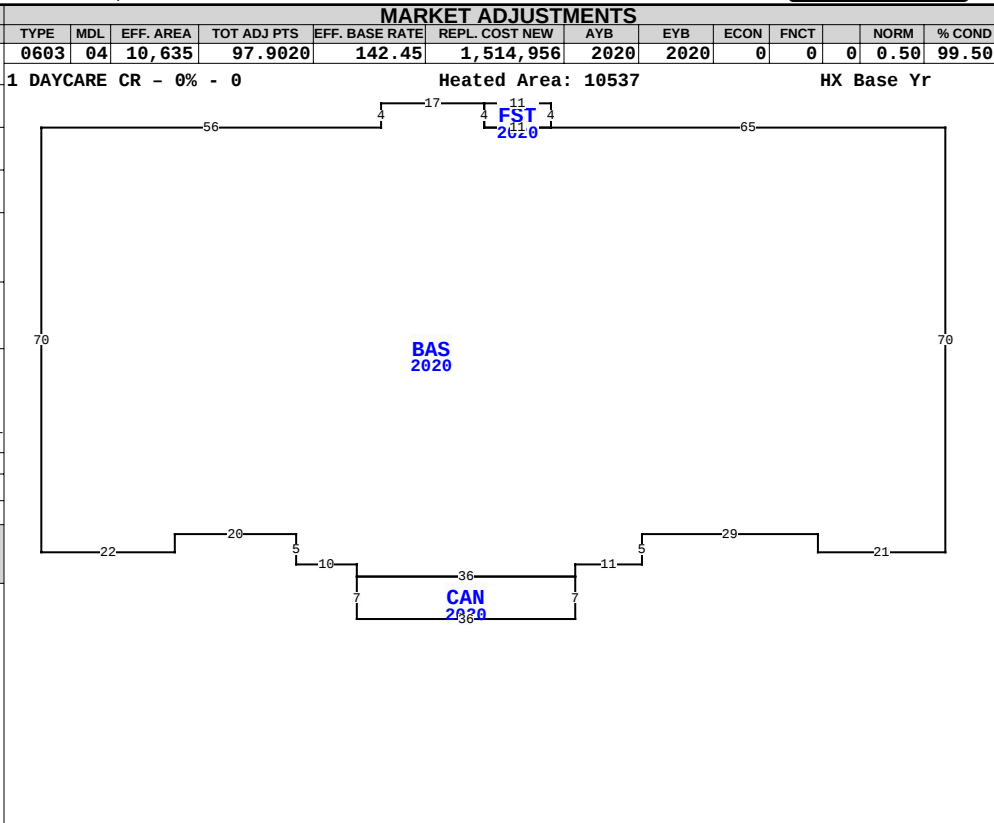
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,537	100	10,537	1,493,491
CAN	252	30	76	10,772
FST	44	50	22	3,118

TOTALS	10,833		10,635	1,507,381
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	22,559.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	1,322.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	3,069.00	SF	4.00
4	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,897.50
5	0812	CONCRETE C	0	0	0	0	1,786.00	SF	4.00
6	0858	SCULP CONC	0	0	25	10	250.00	SF	13.00
7	0812	CONCRETE C	0	0	0	0	1,438.00	SF	4.00
8	0423	CL FNC 5'	0	0	0	0	418.00	LF	6.85
9	1123	CB 8"	0	0	0	0	1,872.00	SF	6.15
10	0422	CL FNC 4'	0	0	0	0	428.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001920	C	PROF DAYCARE	0			0.00	0.00	96,703.00

REVIEW DATE	07/06/2020	BY	KK
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BLD DATE	07/06/2020	KK	LGL DATE	
XF DATE	07/06/2020	KK	LAND DATE	07/06/2020
INC DATE			AG DATE	

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	22,559.00	SF	2.00	2.00	100	2020	2020	3	88	39,704	
2	0400	CONC CURB	0	0	0	0	1,322.00	LF	15.00	15.00	100	2020	2020	3	99	19,632	
3	0812	CONCRETE C	0	0	0	0	3,069.00	SF	4.00	4.00	100	2020	2020	3	99	12,153	
4	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,897.50	1,897.50	100	2020	2020	3	98	16,736	
5	0812	CONCRETE C	0	0	0	0	1,786.00	SF	4.00	4.00	100	2020	2020	3	99	7,073	
6	0858	SCULP CONC	0	0	25	10	250.00	SF	13.00	13.00	100	2020	2020	3	100	3,250	
7	0812	CONCRETE C	0	0	0	0	1,438.00	SF	4.00	4.00	100	2020	2020	3	99	5,694	
8	0423	CL FNC 5'	0	0	0	0	418.00	LF	6.85	6.85	100	2020	2020	3	98	2,806	
9	1123	CB 8"	0	0	0	0	1,872.00	SF	6.15	6.15	100	2020	2020	3	99	11,398	
10	0422	CL FNC 4'	0	0	0	0	428.00	LF	15.00	15.00	100	2020	2020	3	98	6,292	

TOTAL OB/XF										124,738									
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
1	001920	C	PROF DAYCARE	0			0.00	0.00	96,703.00	SF		1.00	1.00	1.00	5.00	5.00	483,515		

Total Acres:	0.00	Total Land Value:	483,515	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 3										4
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 4					Tax Dist:															
BUILDING MARKET VALUE										1,507,381										
TOTAL MARKET OB/XF VALUE										191,773										
TOTAL LAND VALUE - MARKET										483,515										
TOTAL MARKET VALUE										2,182,669										
SOH/AGL Deduction										216,492										
ASSESSED VALUE										1,966,177										
TOTAL EXEMPTION VALUE										0										
BASE TAXABLE VALUE										1,966,177										
TOTAL JUST VALUE										2,182,669										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										1,788,055										

EIG14T RCCC 230 FL YULEE LLC
1695 TWELVE MILE RD #100
BERKLEY, MI 48072

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[illegible]

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