

PT JOHN W LOWE GRANT
IN OR 2525/1208
(EX OR 2509/186)

SHELBY SOUTH FARM I LLC/SHELBY SOUTH FARM II LLC
8335 KEYSTONE CROSSING STE 220
INDIANAPOLIS, IN 46204

2023

44-3N-28-0000-0001-0460



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	25	MOD METAL 70								1101	04	9,150	94.3836	138.27	1,265,170	2021	2021	0	0	0	0.00	100.00	VALUATION BY																
Exterior Wall	15	CONC BLOCK 30								2 RETAILSTOR - 0% - 0										Heated Area: 9100										HX Base Yr									
Roof Structure	10	STEEL FRME 100								70 BAS 2021 48 5 33 CAN 2834 5 82 70										Tax Group: 4										Tax Dist:									
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE										1,265,170									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										110,030									
Interior Floor	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET										487,840									
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE										1,863,040									
Air Condition	04	ROOF TOP 100																		SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										1,863,040									
Fixtures	7	100																		TOTAL EXEMPTION VALUE										0									
Frame	05	STEEL 100																		BASE TAXABLE VALUE										1,863,040									
Story Height		15 100																		TOTAL JUST VALUE										1,863,040									
RMS		4 100								NCON VALUE										0																			
Stories	1.	1. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										1,732,569																			
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		1100 STORES, 1 STORY																																					
MAP NUM										MKT AREA										04																			
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	9,100	100	9,100	1,258,257																																			
CAN	165	30	50	6,914																																			
TOTALS		9,265		9,150		1,265,170																																	
EXTRA FEATURES					96563 CHESTER RD, YULEE																																		
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																						
14	0812	CONCRETE C	0	0	0	0	19,251.00	SF	4.00	4.00	100	2021	2021	3	100	77,004																							
15	0400	CONC CURB	0	0	0	0	482.00	LF	15.00	15.00	100	2021	2021	3	100	7,230																							
16	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2021	2021	3	100	400																							
17	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	2021	2021	3	100	425																							
18	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2021	2021	3	99	10,019																							
19	0819	CONC 12"	0	0	17	4	68.00	SF	9.50	9.50	100	2021	2021	3	100	646																							
20	0810	CONCRETE A	0	0	15	5	75.00	SF	6.50	6.50	100	2021	2021	3	100	488																							
21	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	97	2,425																							
22	1123	CB 8"	0	0	0	0	240.00	SF	6.15	6.15	100	2021	2021	3	100	1,476																							
23	0810	CONCRETE A	0	0	17	11	187.00	SF	6.50	6.50	100	2021	2021	3	100	1,216																							
LAND DESCRIPTION										TOTAL OB/XF										101,329																			
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	001100	C	STORE 1FLR	0	0006	CN	0.00	0.00	60,980.00	SF		1.00	1.00	1.00	8.00	8.00	487,840																						
REVIEW DATE 12/16/2021 BY KK Total Acres: 0.00 Total Land Value: 487,840 Market: 0 Agricultural: 0 Common: 487,840 PRINTED 08/02/2023 BY SYS																																							

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