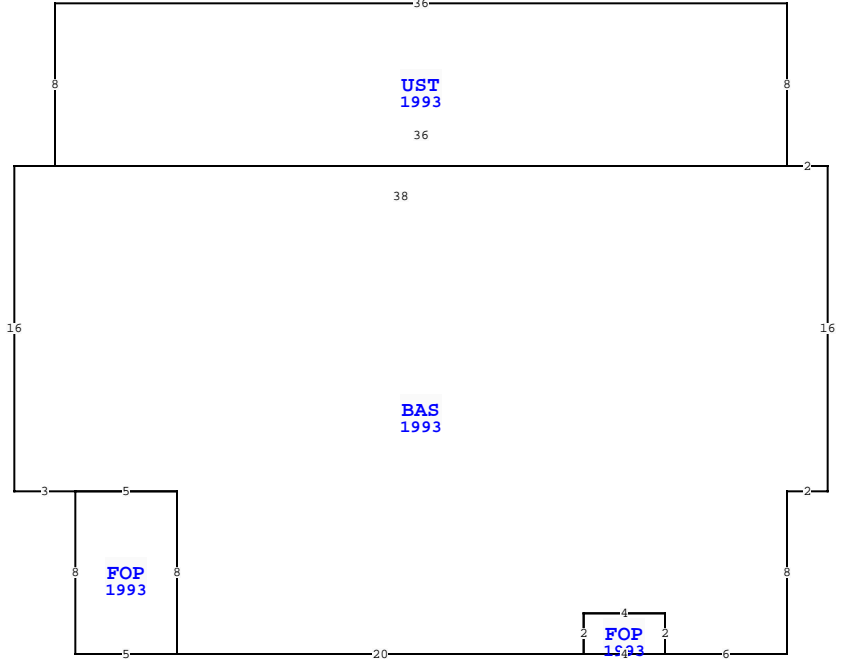




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	50
Interior Wall	04	PLYWOOD	50
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		4	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	4800 WAREHOUSE-STORAGE		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	872	100	872
FOP	8	30	2
FOP	40	30	12
UST	288	40	115
TOTALS	1,208		1,001
			1,786

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
4803	04	1,001	75.1275	35.69	35,726	1950	1950	0	0	5	80.00	5.00
1 STOR WAREH - 0% - 0 Heated Area: 872 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,786
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			84,381
TOTAL MARKET VALUE			86,167
SOH/AGL Deduction			22,924
ASSESSED VALUE			63,243
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			63,243
TOTAL JUST VALUE			86,167
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5843	REMODEL	3,000	06/30/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0573/0918	6/30/1989	WD Q	Q	I		42,500
GRANTOR: CITIZENS STATE BANK						
GRANTEE: SMITH GLENDA ET AL						
0503/0982	11/01/1986	WD U	U	I		100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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

BUILDING NOTES												
850958 US HWY 17, YULEE												

BUILDING DIMENSIONS												
BAS=[YR=1993] W2 UST=[YR=1993] N8 W36 S8 E36\$ W38 S16 E3												
FOP=[YR=1993] S8 E5 N8 W5\$ E5 S8 E20 FOP=[YR=1993] E4 N2 W4												
S2\$ N2 E4 S2 E6 N8 E2 N16\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	004800	C	WAREHOUSE	0		CG	200.00	150.00	28,127.00	SF		1.00	1.00	1.00	3.00	3.00	84,381								