

ROCKET LEASING LLC
700 BARRINGTON DRIVE
FERNANDINA BEACH, FL 32034

50-3N-27-4720-0077-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 70

Exterior Wall15CONC BLOCK 30

Roof Structure02SHED 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 60

Interior Wall04PLYWOOD 40

Interior Floor05ASPH TILE 60

Interior Floor14CARPET 40

Ceiling01FIN.SUSPD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Fixtures Frame03MASONRY 100

Story Height14 100

RMS3 100

Stories1. 1. 100

Units0 100

BUD8 Adjustme04DIST 01 100

Qualifacy00ONE-190Level 03

DOR CODE1100STORES, 1 STORY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4051.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,3441001,344101,264

CAN21030634,747

PTO218511829

TOTALS1,7721,418106,839

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C00001,083.00SF4.004.0010019651965320866

40803ASPHALT C00003,409.00SF1.001.00100198019803501,705

50098AWNING MTL00623186.00SF13.0013.0010019921992320484

70810CONCRETE A0000479.00SF6.506.5010019651965320623

80978SECURTY LT00002.00UT337.50337.5010020002000355371

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDDTOT ADJUNIT PRICETOT ADJADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004CG200.00150.0030,000.00SF1.001.001.003.003.0090,000

REVIEW DATE09/03/2020BYKKTot Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTOEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

1101041,418102.8632150.69213,678196119850050.0050.00

1 RETAILSTOR - 0% - 2023Heated Area: 1344HX Base Yr

PLO2011BAS1993CAN2020

BLD DATE09/03/2020KKLGL DATE04/03/2023DCA

XF DATE09/03/2020KKLAND DATEINC DATEAG DATE

851008 US HWY 17, YULEE

TOTAL OB/XF4,049

851008 US HWY 17, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE106,839

TOTAL MARKET OB/XF VALUE4,049

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE200,888

SOH/AGL Deduction0

ASSESSED VALUE200,888

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE200,888

TOTAL JUST VALUE200,888

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE148,940

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2572/18886/23/2022WDUII11100

GRANTOR: BRADLEY ROCKATONIA LY

GRANTEE: ROCKET LEASING LLC

2556/12664/18/2022WDQIQI01230,000

GRANTOR: GIBSON ELVA DARLENE L

GRANTEE: BRADLEY ROCKATONIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 CAN=[YR=2020] N7 W30 S7 E30\$ W39
PTO=[YR=2011] W2 S31 E54 N3 W52 N28\$ S28 E48 N28\$.