IN OR 1443/1003
ESMT IN PT OR 473/322

CABLE HOLDCO EXCHANGE II LLC
ATTN: TAX DEPARTMENT, ONE COMCAST CENTER, 32ND FLO
PHILADELPHIA, PA 19103-2838

2023

51-3N-27-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

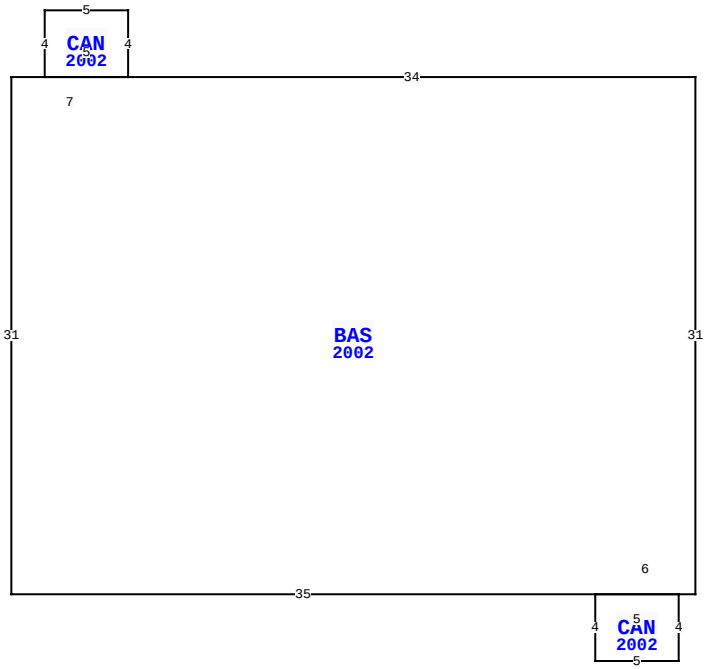
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1,271	44,275
CAN	20	30	6	209
CAN	20	30	6	209
TOTALS	1,311		1,283	44,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,283	95.2476	45.24	58,043	2002	2002	0	0	0	23.00	77.00

1 STOR WAREH – 0% - 0 Heated Area: 1271 HX Base Yr



86688 PAGES DAIRY RD, YULEE

BLD DATE	04/25/2019	KK	LGL DATE		
XF DATE	04/25/2019	KK	LAND DATE	04/25/2019	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,693
TOTAL MARKET OB/XF VALUE	6,555
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	111,248
SOH/AGL Deduction	9,549
ASSESSED VALUE	101,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,699
TOTAL JUST VALUE	111,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17541	NEW CONSTR	46,500	04/01/2006
B029261	NEW CONSTR	120,000	01/01/2002
E029093	NEW CONSTR	20,000	01/01/2002
BL47615	NEW CONSTR	3,000	08/01/2000
95-01583	FOUNDATION	0	01/01/1995
315	CHNGE SRVC	8,051	01/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/1003	9/11/2006	WD	U	I	06	100
GRANTOR: MICKELSON MEDIA INC						
GRANTEE: CABLE HOLDCO EXCHAN						
0470/0233	10/01/1985	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W34 CAN=[YR=2002] N4 W5 S4 E5$ W7 S31 E35
CAN=[YR=2002] S4 E5 N4 W5$ E6 N31$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1986	1986	3	20	1,440	
3	0430	CL FNC 6B	0	0	0	0	780.00	LF	9.70	9.70	100	1990	1990	3	28	2,118	
4	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1995	1995	3	72	117	
6	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
7	0092	AUTO GATE	0	0	25	0	1.00	UT	4,375.00	4,375.00	100	2006	2006	3	31	1,356	
8	0463	FENCE GATE	0	0	5	0	1.00	UT	300.00	300.00	100	1990	1990	3	28	84	

LAND DESCRIPTION

TOTAL OB/XF 6,555

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/25/2019 BY KK Total Acres: 1.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS