



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 90
Exterior Wall	17 CB STUCCO 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FNISH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	11 100
Frame	05 STEEL 100
Story Height	22 100
RMS	14 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	4100LIGHT MANUFACTURE

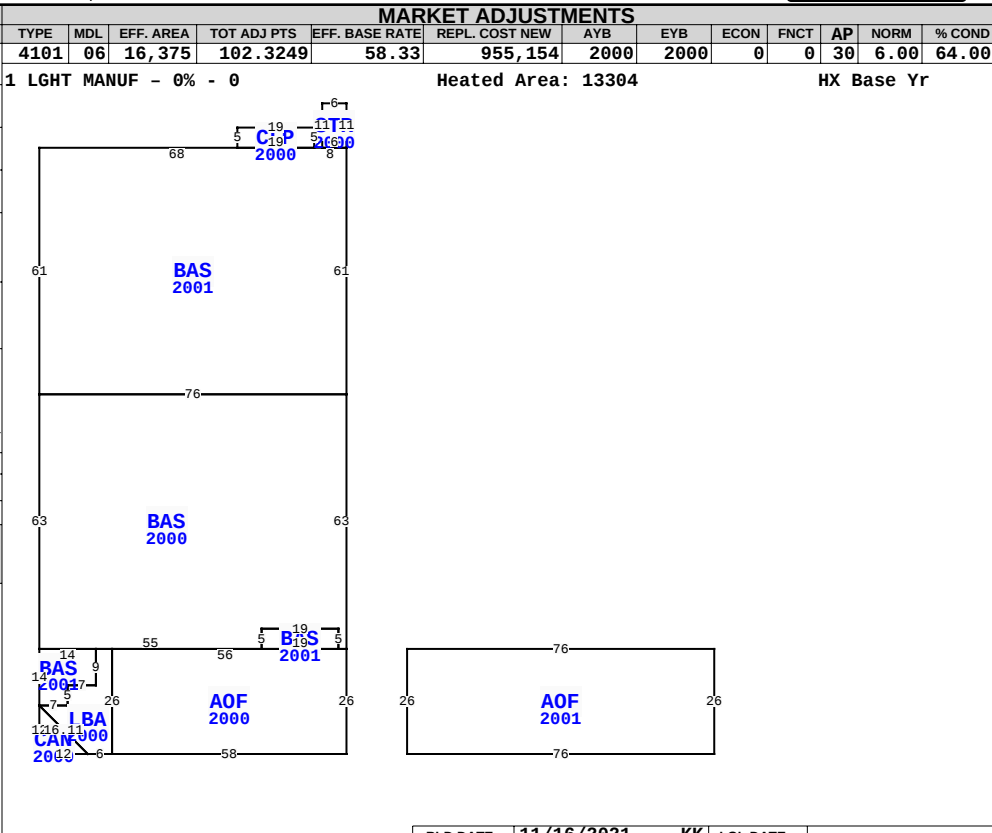
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,508	185	2,790	104,154
AOF	1,976	185	3,656	136,483
BAS	4,693	100	4,693	175,196
BAS	95	100	95	3,546
BAS	161	100	161	6,010
BAS	4,636	100	4,636	173,068
CAN	72	30	22	821
CLP	95	60	57	2,128
LBA	235	110	258	9,631
STR	66	10	7	261
TOTALS	13,537		16,375	611,299

EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0963	FIRE HYDR	0	0	0	0	
2	0966	FIRE SPRNK	0	0	0	0	
3	0097	AWNING CN	0	0	0	0	
4	0409	ELEVATOR R	0	0	0	0	
5	0418	EXHST FAN	0	0	0	0	
6	6002	EL ROLL DR	0	0	0	0	
7	0424	CL FNC 6'	0	0	0	0	
8	0462	ST/AL FNC	0	0	24	0	
9	0681	POLE SHED	0	0	16	7	
10	0443	STK FNC 6'	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	004100	C	LIGHT MFG.	0	000
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BLD DATE	11/16/2021	KK	LGL DATE	
XF DATE	11/16/2021	KK	LAND DATE	11/16/2021
INC DATE			AG DATE	

86395 GENE LASSERRE BLVD, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		611,299	
TOTAL MARKET OB/XF VALUE		102,576	
TOTAL LAND VALUE - MARKET		598,514	
TOTAL MARKET VALUE		1,312,389	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,312,389	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,312,389	
TOTAL JUST VALUE		1,312,389	
NCON VALUE		0	
INCOME VALUE		12,453,251	
PREVIOUS YEAR MKT VALUE		1,282,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2107181	XFOB-GARAGE DOOR	6,050	06/02/2021
M004181	H/AC	0	01/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2409/1232	11/13/2020	WD	Q	I	01
GRANTOR: YULEE TRADE PLEX DEVE					SALE PRICE
GRANTEE: ROSENBLAD REAL ESTA					1,425,000
1579/0453	7/30/2008	WD	Q	I	
GRANTOR: ONPOINT VISUALS INC					1,530,000
GRANTEE: YULEE TRADE PLEX DE					

BUILDING NOTES	
BUILDING DIMENSIONS	
STR=[YR=2000] N11W6S11E6SBAS=[YR=2001] W8 CLP=[YR=2000] N5 W19 S5 E19\$ W68 S61 BAS=[YR=2000] S63 BAS=[YR=2001] S14 CAN=[YR=2000] S12 E12 LBA=[YR=2000] E6 AOF=[YR=2000] E58 N26 W2 BAS=[YR=2001] N5 W19 S5 E19\$ W56 S26\$ N26 W4 S9 W7 S5 W7 D12 R12 \$ U12 L12 \$ E7 N5 E7 N9 W14\$ E55 N5 E19 S5 E2 N63 W76\$ E76 N61\$ PTR=S124 E15 AOF=[YR=2001] E76S26W76N26\$N124 W15\$.	

[illegible]