

PARCEL 1-39 SEC 51-3N-27 &
PARCEL 1-2 SEC 52-3N-27
IN OR 1577/1447

SPEARS FLORIDA LAND LLC/
C/O SPEARS MANUFACTURING CO, 15853 OLDEN STREET
SYLMAR, CA 91392

2023

51-3N-27-0000-0001-0390



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		15	CONC BLOCK 50		4101	06	74,455	99.2988	56.60	4,214,153	1995	1995	0	0	30	9.00	61.00	VALUATION BY		STANDARD																			
Exterior Wall		25	MOD METAL 50		2 LGHT MANUF - 0% - 0										Heated Area: 65875										HX Base Yr														
Roof Structur		10	STEEL FRME 100																																				
Roof Cover		12	MODULAR MT 100																																				
Interior Wall		01	MINIMUM 100																																				
Interior Floo		03	CONC FINSH 100																																				
Ceiling		04	NONE 100																																				
Air Condition		01	NONE 100																																				
Heating Type		01	NONE 100																																				
Plumbing		18	100																																				
Frame		05	STEEL 100																																				
Story Height			20 100																																				
RMS			15 100																																				
Stories		1.	1. 100																																				
Class		00	. 100																																				
Units		0	100																																				
Occupancy		00	OWNER OCC 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		4100	LIGHT MANUFACTURE																																				
MAP NUM			MKT AREA																																				
NEIGHBORHOOD/LOC		4002.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF		200	185	370	12,775																																		
AOF		4,160	185	7,696	265,712																																		
BAS		476	100	476	16,435																																		
BAS		532	100	532	18,368																																		
BAS		21,292	100	21,292	735,127																																		
BAS		14,000	100	14,000	483,364																																		
BAS		20,000	100	20,000	690,520																																		
CAN		1,800	30	540	18,644																																		
GOF		2,040	210	4,284	147,909																																		
GOF		640	210	1,344	46,403																																		
TOTALS		73,390		74,455	2,570,633																																		
EXTRA FEATURES		86334 COASTLINE DR, 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																					
1		0803	ASPHALT C	0	0	0	0	29,216.00	SF	2.00	2.00	100	1995	1995	3	50	29,216																						
2		0430	CL FNC 6B	0	0	0	0	444.00	LF	9.70	9.70	100	1995	1995	3	39	1,680																						
3		0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1995	1995	3	39	341																						
4		0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1995	1995	3	39	273																						
5		6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1995	1995	3	20	240																						
6		0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1995	1995	3	20	160																						
7		4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1995	1995	3	100	800																						
8		0810	CONCRETE A	0	0	0	0	330.00	SF	6.50	6.50	100	1995	1995	3	72	1,544																						
9		0819	CONC 12"	0	0	0	0	1,296.00	SF	9.50	9.50	100	2000	2000	3	80	9,850																						
10		0803	ASPHALT C	0	0	0	0	124,111.00	SF	2.00	2.00	100	2002	2002	3	52	129,075																						
LAND DESCRIPTION		TOTAL OB/XF																		173,179																			
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1		004100	C	LIGHT MFG.	0		PUD	0.00	0.00	14.43	AC		1.00	1.00	1.00	87,000.00	87,000.00	1,255,410																					
2		009530	C	POND	0		PUD	0.00	0.00	8.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	21,500																					

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