

IN OR 838 PG 1306
RESOLUTION #2012-06
PT OR 1780/1948

PRESTIGE HOME CENTERS INC
ATTN: TOM TREXLER, 3741 SW 7TH ST
OCALA, FL 34474

2023

51-3N-27-0000-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	05	AVERAGE 100								1709	04	1,400	90.5310	77.86	109,004	1998	1998		0	0	0	56.00	44.00	VALUATION BY													
Roof Structur	04	WOOD TRUSS 100								1 MH OFFICE - 0% - 0														Heated Area: 1400													
Roof Cover	03	COMP SHNGL 100																						HX Base Yr													
Interior Wall	05	DRYWALL 100																																			
Interior Floo	14	CARPET 90																																			
Interior Floo	08	SHT VINYL 10																																			
Ceiling	02	F.NOT SUS 100																																			
Air Condition	03	CENTRAL 100																																			
Heating Type	04	AIR DUCTED 100																																			
Fixtures		5 100																																			
Frame	02	WOOD FRAME 100																																			
Story Height		7 100																																			
RMS		7 100																																			
Stories	1.	1. 100																																			
Units		0 100																																			
BUD8 Adjustme	04	DIST 01 100																																			
Occupancy	00	OWNER OCC 100																																			
Quality	03	Quality Level 03																																			
DOR CODE	2700VEH SALE/REPAIR																																				
MAP NUM																			MKT AREA		04																
NEIGHBORHOOD/LOC		4051.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,400	100	1,400	47,962																																	
TOTALS		1,400		1,400	47,962																																
EXTRA FEATURES		850910 US HWY 17, 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	8,384.00	SF	2.00	2.00	100	1998	1998	3	50	8,384																					
2	1242	WD DECK A	0	0	0	0	322.00	SF	10.00	10.00	100	1998	1998	3	20	644																					
3	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1998	1998	3	83	166																					
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1998	1998	3	48	1,493																					
5	0472	VF 2 RAIL	0	0	0	0	412.00	LF	15.00	15.00	100	2002	2002	3	61	3,770																					
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1998	1998	3	100	200																					
TOTAL OB/XF		14,657																																			
LAND DESCRIPTION																																					
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	CONSVR							
1	002700	C	AUTO SALES	0	0004	CI	0.00	0.00	207,345.00	SF		1.00	1.00	0.70	4.00	2.80	580,566																				
REVIEW DATE		09/03/2020		BY		KK		Total Acres: 0.00		Total Land Value: 580,566		Market: 0		Agricultural: 0		Common: 580,566		PRINTED 08/02/2023 BY SYS																			