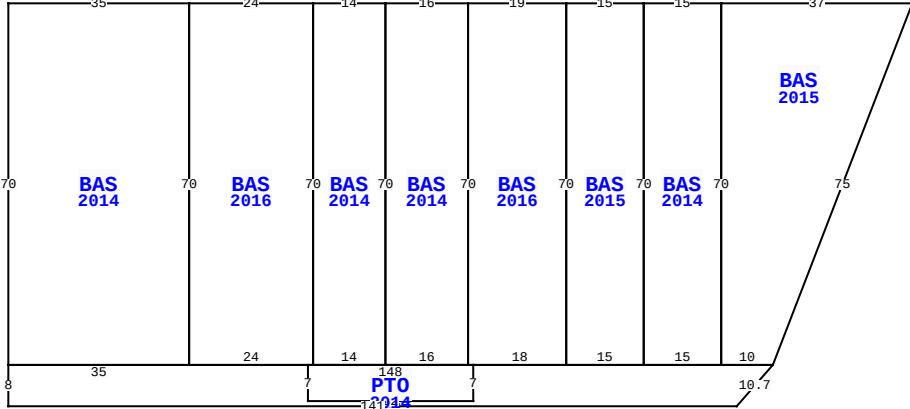




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	15	CONC BLOCK 100	1602	04	11,430	103.2871	113.36	1,295,705	2014	2014	0	0	20	10.00	70.00	VALUATION BY	DIRECT_CAP										
Roof Structur	10	STEEL FRME 100	3 NBHD SHOP - 0% - 0													Tax Group: 4	Tax Dist:										
Roof Cover	04	BUILT-UP 100	Heated Area: 11305													BUILDING MARKET VALUE	0										
Interior Wall	05	DRYWALL 100	HX Base Yr													TOTAL MARKET OB/XF VALUE	0										
Interior Floo	03	CONC FINSH 70															TOTAL LAND VALUE - MARKET	0									
Interior Floo	07	CORK/VTILE 30														TOTAL MARKET VALUE	3,319,849										
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction	551,764										
Air Condition	03	CENTRAL 100														ASSESSED VALUE	2,768,085										
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE	0										
Fixtures	22	100														BASE TAXABLE VALUE	2,768,085										
Frame	05	STEEL 100														TOTAL JUST VALUE	3,319,849										
Story Height	15	100														NCON VALUE	0										
RMS	21	100														INCOME VALUE	3,319,849										
Stories	1.	1. 100														PREVIOUS YEAR MKT VALUE	3,319,839										
Units	0	100																									
Occupancy	00	NONE 100																									
Quality	03	Quality Level 03																									
DOR CODE	1600	COMMUNITY SHOPPING																									
MAP NUM		MKT AREA	04																								
NEIGHBORHOOD/LOC	4051.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	980	100	980	77,765																							
BAS	1,050	100	1,050	83,320																							
BAS	1,120	100	1,120	88,874																							
BAS	2,450	100	2,450	194,412																							
BAS	1,050	100	1,050	83,320																							
BAS	1,645	100	1,645	130,534																							
BAS	1,330	100	1,330	105,538																							
BAS	1,680	100	1,680	133,312																							
CAN	224	30	67	5,317																							
PTO	1,156	5	58	4,603																							
TOTALS	12,685		11,430	906,994																							
EXTRA FEATURES					463155 SR 200, 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										
5	0819	CONC 12"	0	0	15	2	30.00	SF	9.50	9.50	100	2011	2011	3	93	265											
6	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2011	2011	3	100	400											
7	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2011	2011	3	93	605											
8	0803	ASPHALT C	0	0	0	0	90,685.00	SF	2.00	2.00	100	2013	2013	3	74	134,214											
9	0400	CONC CURB	0	0	0	0	3,889.00	LF	15.00	15.00	100	2013	2013	3	96	56,002											
10	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2013	2013	3	95	618											
11	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2013	2013	3	87	26,413											
12	0975	ST LT/ARM	0	0	0	0	13.00	UT	500.00	500.00	100	2013	2013	3	87	5,655											
13	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2013	2013	3	96	72											
15	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2013	2013	3	87	1,958											
LAND DESCRIPTION					TOTAL OB/XF 226,202																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	001600	C	SH CTR COM	0	0004	CI	0.00	0.00	209,928.00	SF		1.00	1.00	0.80	12.00	9.60	2,015,309										
2	001000	C	COMMERCIAL	0		CI	0.00	0.00	10,050.00	SF		1.00	1.00	1.00	12.50	12.50	125,625										
REVIEW DATE					06/16/2022	BY	KK		Total Acres: 0.00		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINT								

REVIEW DATE 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

[illegible]