

SHARPE FAMILY INVESTMENTS LTD
100 CYPRESS LAGOON CT
PONTE VEDRA BEACH, FL 32082

08-3N-24-2380-0006-0030

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		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		15		CONC BLOCK 100		1721		04		2,853		86.7672		140.56		401,018		1946		1980		0		0		67.50		32.50		VALUATION BY					STANDARD														
Roof Structur		09		RIDGE FRME 100		1		MDL OFFICE - 0% - 0								Heated Area: 2793				HX Base Yr										Tax Group: 3					Tax Dist:														
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					688,261														
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					18,647														
Interior Floo		14		CARPET 60																										TOTAL LAND VALUE - MARKET					283,632														
Interior Floo		13		LVT/LAMNT 40																										TOTAL MARKET VALUE					990,540														
Ceiling		02		F.NOT SUS 100																										SOH/AGL Deduction					433,262														
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					557,278														
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					0														
Fixtures		9		100																										BASE TAXABLE VALUE					557,278														
Frame		03		MASONRY 100																										TOTAL JUST VALUE					990,540														
Story Height				8 100																										NCON VALUE					0														
RMS				7 100																										INCOME VALUE																			
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE					1,010,859														
Units				0 100																																													
BUD8 Adjustme		03		DIST HI 100																																													
Occupancy		00		NONE 100																																													
Quality		02		Quality Level 02																																													
DOR CODE		1900		PROFESSIONAL BLDG																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC				6001.00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,611		100		2,611		119,276																																									
BAS		182		100		182		8,314																																									
CAN		80		30		24		1,096																																									
CAN		96		30		29		1,325																																									
STP		12		10		1		46																																									
STP		57		10		6		274																																									
TOTALS		3,038				2,853		130,331																																									
EXTRA FEATURES										551616 US HWY 1, HILLIARD										BLD DATE 12/05/2019 XF DATE 12/05/2019 INC DATE										KK KK LGL DATE LAND DATE AG DATE										12/05/2019 KK									
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		0812		CONCRETE C		0 0		0 0		1,054.00 SF		4.00				4.00		100		1980		1980		3		32.5		1,370																					
2		0811		CONCRETE B		0 0		43 25		1,075.00 SF		5.20				5.20		100		1991		1991		3		62		3,466																					
3		0978		SECURTY LT		0 0		0 0		1.00 UT		450.00				450.00		100		1991		1991		3		29		131																					
4		1127		BRICK 8"		0 0		0 0		72.00 SF		11.00				11.00		100		1946		1946		3		20		158																					
5		0418		EXHST FAN		0 0		0 0		1.00 UT		400.00				400.00		100		1995		1995		3		20		80																					
6		0812		CONCRETE C		0 0		0 0		2,972.00 SF		4.00				4.00		100		1995		1995		3		70		8,322																					
7		0810		CONCRETE A		0 0		0 0		341.00 SF		6.50				6.50		100		1991		1991		3		62		1,374																					
8		1127		BRICK 8"		0 0		0 0		142.00 SF		11.00				11.00		100		1984		1984		3		80		1,250																					
9		0402		CONC BUMPE		0 0		0 0		12.00 UT		25.00				25.00		100		2014		2014		3		96		288																					
10		0940		SHEDS/PORT		0 0		20 10		200.00 SF		30.00				30.00		100		2000		2000		3		20		1,200																					
LAND DESCRIPTION										TOTAL OB/XF										17,639																													
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		001901		C		MEDICAL OF		0		0004		C-1		0.00		0.00		94,544.00		SF				1.00		1.00		1.00		3.00		3.00		283,632															
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