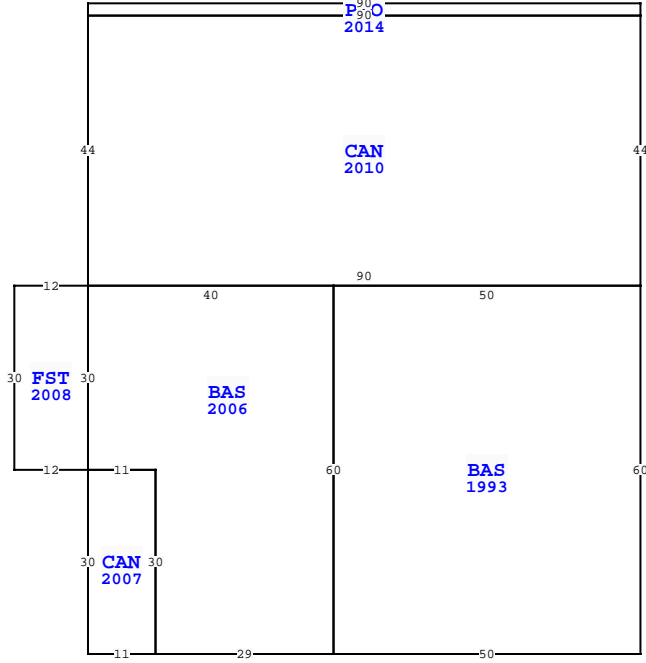


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures	3	100	
Frame	05	STEEL 100	
Story Height	18	100	
RMS	3	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	06	DIST 1D 100	
Occupancy	00	OWNER OCC 100	
Quality	03	Quality Level 03	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,000	100	3,000
BAS	2,070	100	2,070
CAN	330	30	99
CAN	3,960	30	1,188
FST	360	50	180
PTO	180	5	9
TOTALS	9,900		6,546

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2501	04	6,546	69.5400	59.63	390,338	1984	1996	0	0	28.00	72.00		
1 SERV SHOP - 0% - 0 Heated Area: 5070 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 3	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		921,516	
TOTAL MARKET OB/XF VALUE		49,597	
TOTAL LAND VALUE - MARKET		155,600	
TOTAL MARKET VALUE		1,126,713	
SOH/AGL Deduction		143,518	
ASSESSED VALUE		983,195	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		983,195	
TOTAL JUST VALUE		1,126,713	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,141,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327946	CO ISSUED	0	12/17/2014
E1428066	NEW CONSTR	0	08/01/2014
C1327945	CO ISSUED	380,952	06/04/2014
E1427390	2400 SF	0	03/01/2014
M1419304	H/AC	0	03/01/2014
M1419305	H/AC	0	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000

GRANTOR: JACKSONVILLE FLORIDA  
 GRANTEE: NASSAU COUNTY LANDF  
 1221/1717 4/13/2004 QC U I 06 100  
 GRANTOR: WASTE SERVICES OF FLA  
 GRANTEE: JAX FLA LANDFILL IN

EXTRA FEATURES																	
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	2,432.00	SF	3.80	3.80	100	1984	1984	3	44	4,066	
2	0430	CL FNC 6B	0	0	0	0	840.00	LF	9.70	9.70	100	1990	1990	3	27	2,200	
3	0812	CONCRETE C	0	0	50	24	1,200.00	SF	4.00	4.00	100	1989	1989	3	57	2,736	
4	0812	CONCRETE C	0	0	46	36	1,656.00	SF	2.00	2.00	100	1989	1989	3	57	1,888	
5	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	1996	1996	3	20	640	
6	0351	CARPORT MT	0	0	47	34	1,598.00	SF	10.00	10.00	100	2011	2011	3	50	7,990	
7	0524	PUMP ISLND	0	0	10	3	30.00	SF	4.50	4.50	100	2011	2011	3	98	132	
8	1123	CB 8"	0	0	0	0	450.00	SF	6.15	6.15	100	2011	2011	3	92	2,546	
9	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	1996	1996	3	100	2,200	
10	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2011	2011	3	81	1,260	

LAND DESCRIPTION														TOTAL OB/XF										
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	004800	C	WAREHOUSE	0	0004	OR	0.00	0.00	3.89	AC		1.00	1.00	1.00	40,000.00	40,000.00	155,600							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 50
Interior Floor	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	05 STEEL 100
Story Height	12 100
RMS	20 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	4,807	98.9400	140.25	674,182	2014	2014	0	0	0	5.00	95.00



Quality	03	Quality Level 03		
DOR CODE	2500	REPAIR SERVICE		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,545	100	4,545	605,564
CAN	30	30	9	1,199
CAN	90	30	27	3,598
CAN	537	30	161	21,451
PTO	110	5	6	800
PTO	426	5	21	2,798
PTO	762	5	38	5,064
TOTALS	6,500		4,807	640,473

EXTRA FEATURES	
L N	OB/XF CODE

450496 SR 200, CALLAHAN	BLD DATE 07/12/2021	KK	LGL DATE 07/12/2021	KK
	XF DATE 07/12/2021	KK	LAND DATE 07/12/2021	KK
	INC DATE		AG DATE	

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
11	0975	ST LT/ARM	0	0	0	3.00	UT	500.00	500.00	100	2011	2011	3	81	1,215	
12	0097	AWNING CN	0	0	0	5.00	SF	65.00	65.00	100	2010	2010	3	60	195	
13	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	52	1,316	
14	0812	CONCRETE C	0	0	0	1,612.00	SF	4.00	4.00	100	1996	1996	3	72	4,643	
15	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00	100	1996	1996	3	40	720	
16	0819	CONC 12"	0	0	40	15	600.00	SF	9.50	100	1996	1996	3	72	4,104	
17	0351	CARPORT MT	0	0	24	23	552.00	SF	10.00	100	2000	2000	3	20	1,104	
18	1100	VAC SYSTEM	0	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	24	192	
19	0812	CONCRETE C	0	0	53	21	1,113.00	SF	4.00	100	2000	2000	3	79	3,517	
20	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	52	936	

LAND DESCRIPTION		TOTAL OB/XF																						
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

NASSAU COUNTY PROPERTY		PAGE 2 of 3	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	921,516		
TOTAL MARKET OB/XF VALUE	49,597		
TOTAL LAND VALUE - MARKET	155,600		
TOTAL MARKET VALUE	1,126,713		
SOH/AGL Deduction	143,518		
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TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	983,195		
TOTAL JUST VALUE	1,126,713		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,141,886		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1417087	2400 SF	0	01/01/2014
P1417088	820 SF	0	01/01/2014
B1327945	820 SF BLDG B	0	11/01/2013
E1326944	2400 SF BLDG A	40,000	11/01/2013
B1327946	820 SF	130,159	11/01/2013
C25505	CO ISSUED	0	04/23/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1722	4/13/2004	WD	Q	I		531,000
GRANTOR: JACKSONVILLE FLORIDA						
GRANTEE: NASSAU COUNTY LANDF						
1221/1717	4/13/2004	QC	U	I	06	100
GRANTOR: WASTE SERVICES OF FLA						
GRANTEE: JAX FLA LANDFILL IN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W66 N5 W4 PTO=[YR=2014] N5 W18 U5 L5 W30 U4 L4 W10 CAN=[YR=2014] W10 S4 PTO=[YR=2014] W22 CAN=[YR=2014] W6 PTO=[YR=2014] W9 S41 E184 N3 CAN=[YR=2014] N3 W179 S3 E179 S3 W179 N33 E4 N5 S5 E6 N5 S5 E22 N5 S5 E10 N9 S9 E38 S5 E29 S5 W29 N5 W80 S30 E179 N20 S.	

