



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 90
Exterior Wall	28 GLASS THRM 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FTNSH 100
Ceiling	04 NONE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	24 100
RMS	3 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	2700 VEH SALE/REPAIR

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	476	100	476	15,397
BAS	2,224	100	2,224	71,941
CAN	113	30	34	1,100
CAN	113	30	34	1,100
CAN	256	30	77	2,491
CAN	360	30	108	3,493
FUS	1,580	100	1,580	51,109
PTO	720	5	36	1,164
SDA	2,532	110	2,785	90,088

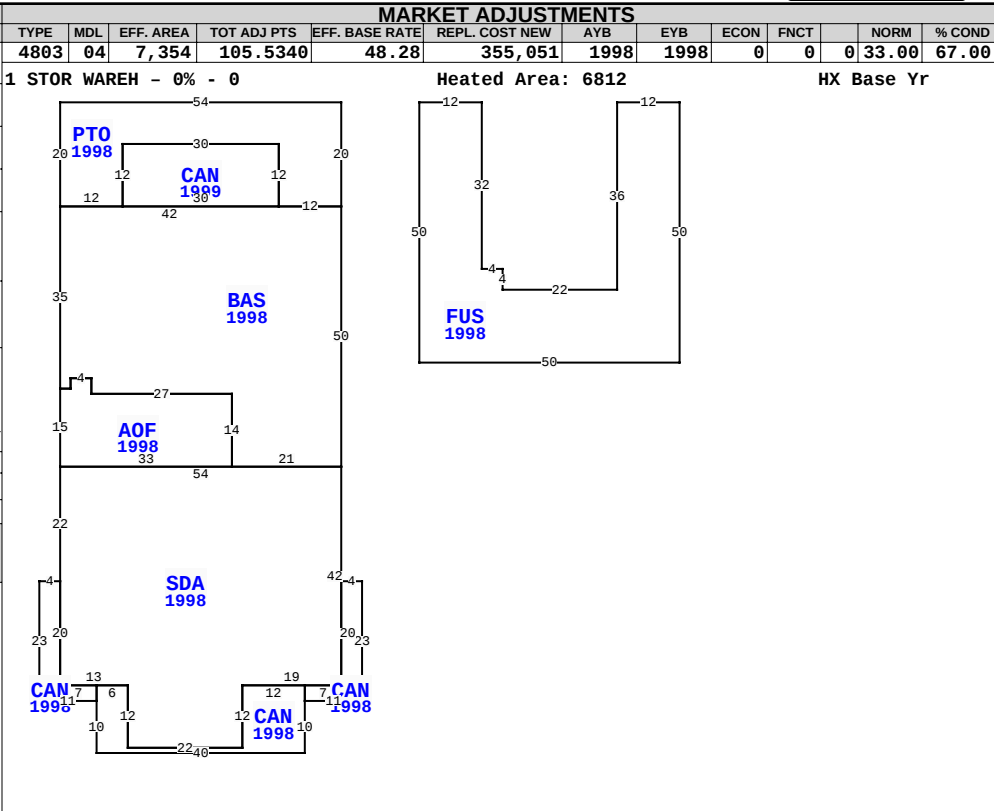
TOTALS	8,374	7,354	237,884
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EXTRA FEATURES

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	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
2	0803	ASPHALT C	0	0	0	0	26,563.00	SF	2.00	2.00	100	1998	1998	3	50	26,563	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1998	1998	3	81	101	
4	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
5	0400	CONC CURB	0	0	0	0	701.00	LF	15.00	15.00	100	1998	1998	3	81	8,517	
6	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	1998	1998	3	100	1,000	
7	0812	CONCRETE C	0	0	0	0	1,854.00	SF	4.00	4.00	100	1998	1998	3	75	5,562	
8	0430	CL FNC 6B	0	0	0	0	408.00	LF	9.70	9.70	100	1998	1998	3	45	1,781	
9	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1998	1998	3	45	253	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	45	270	

LAND DESCRIPTION

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	0006	PUD	0.00	0.00	62,726.00	SF		1.00	1.00	1.00	4.00	4.00	250,904							



BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
INC DATE			AG DATE	

96114 DAVID HALLMAN PKWY, 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	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
2	0803	ASPHALT C	0	0	0	0	26,563.00	SF	2.00	2.00	100	1998	1998	3	50	26,563	
3	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1998	1998	3	81	101	
4	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
5	0400	CONC CURB	0	0	0	0	701.00	LF	15.00	15.00	100	1998	1998	3	81	8,517	
6	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	1998	1998	3	100	1,000	
7	0812	CONCRETE C	0	0	0	0	1,854.00	SF	4.00	4.00	100	1998	1998	3	75	5,562	
8	0430	CL FNC 6B	0	0	0	0	408.00	LF	9.70	9.70	100	1998	1998	3	45	1,781	
9	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1998	1998	3	45	253	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	45	270	

TOTAL OB/XF

TOTAL OB/XF	44,447
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NASSAU COUNTY PROPERTY					PAGE 1 of 2		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE				237,884				
TOTAL MARKET OB/XF VALUE				48,178				
TOTAL LAND VALUE - MARKET				250,904				
TOTAL MARKET VALUE				536,966				
SOH/AGL Deduction				0				
ASSESSED VALUE				536,966				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				536,966				
TOTAL JUST VALUE				536,966				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				554,210				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20009935		REPAIR/RRF		15,000		11/12/2020		
980111		OTHER		3,000		04/01/1998		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2047/1817		5/23/2016		WD	U	I	30	500,000
GRANTOR: SHERBOURNE INVESTMENT								
GRANTEE: COXC03 LLC								
1094/0327		11/13/2002		WD	Q	I		490,000
GRANTOR: HALL THOMAS & DOROTHY								
GRANTEE: SHERBOURNE INVESTME								
BUILDING NOTES								
BUILDING DIMENSIONS								
PTO=[YR=1998] W54 S20 BAS=[YR=1998] S35 AOF=[YR=1998] S15 SDA=[YR=1998] S22 CAN=[YR=1998] W4 S23 E11 CAN=[YR=1998] S10 E40 N10 CAN=[YR=1998] E11 N23 W4 S20 W7 S3\$ N3 W12 S12 W22 N12 W6 S3\$ N3 W7 N20\$ S20 E13 S12 E22 N12 E19 N42 W54\$ E33 N14 W27 N3 W4 S2 W2\$ E2 N2 E4 S3 E27 S14 E21 N50 W12 CAN=[YR=1999] N12 W30 S12 E30\$ W42\$ E12 N12 E30 S12 E12 N20\$ PTR= E15 FUS=[YR=1998] E12 S32 E4 S4 E22 N36 E12 S50 W50 N50\$ W15\$.								

COXC03 LLC
2398 SADLER RD
FERNANDINA BEACH, FL 32034

25-2N-28-0000-0002-0450

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