IN OR 2424/1367
ESMT PT OR 1249/853
ESMT OR 1401/868

FIP MASTER FUNDING II LLC/
2425 E CAMELBACK RD STE 700
PHOENIX, AZ 85016

2024

25-2N-28-0000-0002-0870

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

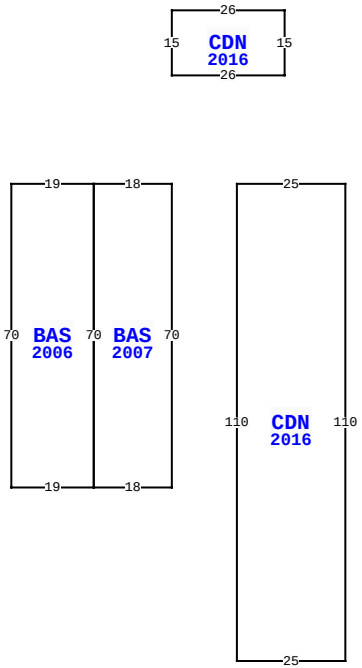
DOR CODE	2610	CAR WASH	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1,330	126,367
BAS	1,260	100	1,260	119,716
CDN	390	35	136	12,922
CDN	2,750	35	962	91,402
TOTALS	5,730		3,688	350,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2603	04	3,688	77.8680	109.21	402,766	2006	2006	0	0	0	13.00	87.00

1 FULLCARWSH – 0% - 0 Heated Area: 2590 HX Base Yr



463929 SR 200, YULEE

BLD DATE	12/20/2016	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	350,406
TOTAL MARKET OB/XF VALUE	74,747
TOTAL LAND VALUE - MARKET	525,210
TOTAL MARKET VALUE	950,363
SOH/AGL Deduction	161,562
ASSESSED VALUE	788,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	788,801
TOTAL JUST VALUE	950,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	965,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632320	REMODEL-RENOVATIO	190,000	05/01/2016
B1632109	DEMOLITION	100,000	04/01/2016
B0516092	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/1367	12/23/2020	SW	Q	I	01	3,048,400
GRANTOR: J & H YULEE LLC						
GRANTEE: FIP MASTER FUNDING						
2039/0446	4/07/2016	WD	Q	I	01	1,200,000
GRANTOR: FIRST COAST CAR WASHE						
GRANTEE: J & H YULEE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 BAS=[YR=2006] W19 S70 E19 N70$ S70 E18 N70$ PTR= E15 CDN=[YR=2016] E25 S110 W25 N110$ W15 PTR=N25 CDN=[YR=2016] N15 E26 S15 W26$ S25$.

EXTRA FEATURES

LN	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	10,423.00	SF	4.00	4.00	100	2006	2006	3	87	36,272	
2	0476	VF 6 SBPL	0	0	0	0	38.00	LF	32.00	32.00	100	2006	2006	3	69	839	
3	0400	CONC CURB	0	0	0	0	12.00	LF	15.00	15.00	100	2006	2006	3	90	162	
4	0812	CONCRETE C	0	0	0	0	6,050.00	SF	4.00	4.00	100	2016	2016	3	96	23,232	
5	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2016	2016	3	74	3,552	
6	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2016	2016	3	100	1,200	
7	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2016	2016	3	74	5,180	
8	0524	PUMP ISLND	0	0	0	0	202.00	SF	4.50	4.50	100	2016	2016	3	99	900	
9	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2016	2016	3	90	2,835	
10	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2006	2006	3	90	90	

TOTAL OB/XF 74,262

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0	0004	PUD	0.00	0.00	35,014.00	SF		1.00	1.00	1.00	15.00	15.00	525,210							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 525,210 Market: 0 Agricultural: 0 Common: 525,210 PRINTED 08/06/2024 BY SYS

IN OR 2424/1367
ESMT PT OR 1249/853
ESMT OR 1401/868

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: FIRST COAST CAR WASHE						
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	2016	2016	3	97	485	

LAND DESCRIPTION

TOTAL OB/XF 485

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 525,210 Market: 0 Agricultural: 0 Common: 525,210 PRINTED 08/06/2024 BY SYS