

**YULEE JUNCTION LLC/
4527 LENOX AVE
JACKSONVILLE, FL 32205**

2024

27-2N-28-0000-0001-0000

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																					
Exterior Wall		15		CONC BLOCK 70		1602		04		29,812		100.8472		107.40		3,201,809		2004		2004		0		0		22.33		77.67																					
Exterior Wall		28		GLASS THRM 30		1		NBHD SHOP - 0% - 2023								Heated Area: 28660																																	
Roof Structure		09		RIDGE FRME 100																																													
Roof Cover		04		BUILT-UP 100																																													
Interior Wall		05		DRYWALL 100																																													
Interior Floor		03		CONC FINSH 60																																													
Interior Floor		13		LVT/LAMNT 40																																													
Ceiling		01		FIN.SUSPD 100																																													
Air Condition		04		ROOF TOP 100																																													
Heating Type		04		AIR DUCTED 100																																													
Fixtures				52 100																																													
Frame		03		MASONRY 100																																													
Story Height				14 100																																													
RMS				36 100																																													
Stories		1.		1. 100																																													
Units				0 100																																													
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		1600		COMMUNITY SHOPPING																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		4002.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,200		100		1,200		100,101																																									
BAS		1,500		100		1,500		125,126																																									
BAS		1,500		100		1,500		125,126																																									
BAS		1,500		100		1,500		125,126																																									
BAS		2,080		100		2,080		173,509																																									
BAS		2,280		100		2,280		190,192																																									
BAS		3,000		100		3,000		250,253																																									
BAS		15,600		100		15,600		1,301,314																																									
CAN		3,840		30		1,152		96,097																																									
TOTALS		32,500				29,812		2,486,845																																									
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		3,716.00		SF		4.00		4.00		100		2004		2004		3		84		12,486																					
2		0803		ASPHALT C		0 0		0 0		47,121.00		SF		2.00		2.00		100		2004		2004		3		54		50,891																					
3		4950		BOLLARD		0 0		0 0		4.00		UT		100.00		100.00		100		2004		2004		3		100		400																					
4		1126		CB/STC 8"		0 0		0 0		618.00		SF		8.00		8.00		100		2004		2004		3		84		4,153																					
5		1123		CB 8"		0 0		0 0		736.00		SF		6.15		6.15		100		2004		2004		3		84		3,802																					
6		0400		CONC CURB		0 0		0 0		2,749.00		LF		15.00		15.00		100		2004		2004		3		88		36,287																					
7		0972		ST LGHT UN		0 0		0 0		10.00		UT		2,530.00		2,530.00		100		2004		2004		3		64		16,192																					
8		0975		ST LT/ARM		0 0		0 0		8.00		UT		500.00		500.00		100		2004		2004		3		64		2,560																					
9		0966		FIRE SPRNK		0 0		0 0		28,600.00		SF		3.00		3.00		100		2004		2004		3		84		72,072																					
10		0964		HALON SYST		0 0		9 4		36.00		SF		50.00		50.00		100		2004		2004		3		84		1,512																					
LAND DESCRIPTION																																																	
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		001600		C		SH CTR COM		0		0004		CG		0.00		0.00		196,891.00		SF				1.00		1.00		1.00		10.00		10.00		1,968,910															
2		009605		C		WETLANDS		0				CG		0.00		0.00		1.62		AC				1.00		1.00		1.00		1,000.00		1,000.00		1,620															

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ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										4	
																													VALUATION BY										DIRECT_CAP	
																													Tax Group: 4										Tax Dist:	
																													BUILDING MARKET VALUE										3,299,187	
																													TOTAL MARKET OB/XF VALUE										0	
																													TOTAL LAND VALUE - MARKET										0	
																													TOTAL MARKET VALUE										3,299,187	
																													SOH/AGL Deduction										0	
																													ASSESSED VALUE										3,299,187	
																													TOTAL EXEMPTION VALUE										0	
																													BASE TAXABLE VALUE										3,299,187	
																													TOTAL JUST VALUE										3,299,187	
																													NCON VALUE										0	
																													INCOME VALUE										3,299,187	
																													PREVIOUS YEAR MKT VALUE										3,299,187	
DOR CODE		1600	COMMUNITY SHOPPING																																					
MAP NUM									MKT AREA																													04		
NEIGHBORHOOD/LOC		4002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																			