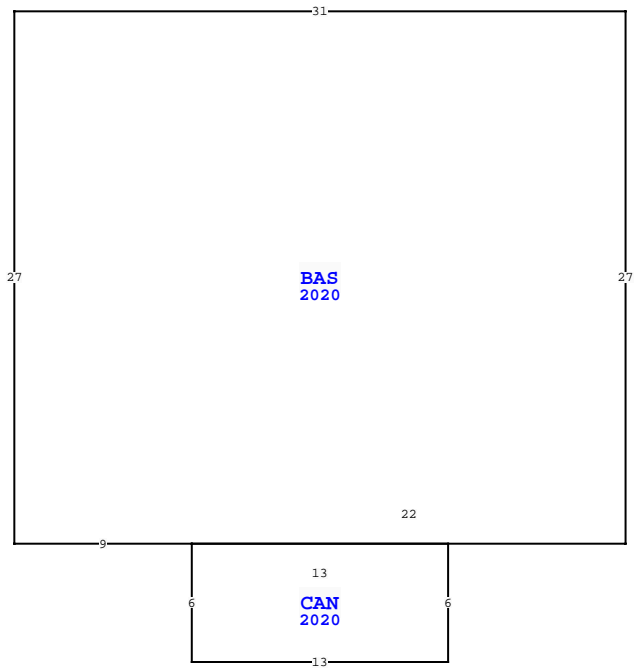


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	837	100	837
CAN	78	30	23
			SUBAREA MARKET VALUE
			141,190
			3,880
TOTALS	915		860
			145,070

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	860	120.2040	170.39	146,535	2020	2020	0	0	0	1.00	99.00
4 OFFICE 1&2 - 0% - 2021 Heated Area: 837 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 8	1
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			10,679,216
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			10,679,216
SOH/AGL Deduction			0
ASSESSED VALUE			10,679,216
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,679,216
TOTAL JUST VALUE			10,679,216
NCON VALUE			0
INCOME VALUE			10,679,216
PREVIOUS YEAR MKT VALUE			13,142,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4384	SIGN	0	03/15/2021
4309	NEW CONSTR	90,000	03/06/2020
4250	NEW CONSTR	0	08/23/2019
4222	NEW CONSTR	0	04/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

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	0803	ASPHALT C	0	0	0	0	71,819.00	SF	2.00	2.00	100	2020	2020	3	86	123,529	
2	0400	CONC CURB	0	0	0	0	2,829.00	LF	15.00	15.00	100	2020	2020	3	99	42,011	
3	0812	CONCRETE C	0	0	0	0	14,708.00	SF	4.00	4.00	100	2020	2020	3	99	58,244	
4	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2020	2020	3	96	12,144	
5	0812	CONCRETE C	0	0	0	0	8,790.00	SF	4.00	4.00	100	2020	2020	3	99	34,808	
6	0400	CONC CURB	0	0	0	0	20.00	LF	15.00	15.00	100	2020	2020	3	99	297	
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400	
8	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2020	2020	3	96	3,456	
9	1123	CB 8"	0	0	0	0	385.00	SF	6.15	6.15	100	2020	2020	3	99	2,344	
10	0810	CONCRETE A	0	0	28	13	364.00	SF	6.50	6.50	100	2020	2020	3	99	2,342	

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE	04/29/2024	REA	AG DATE	

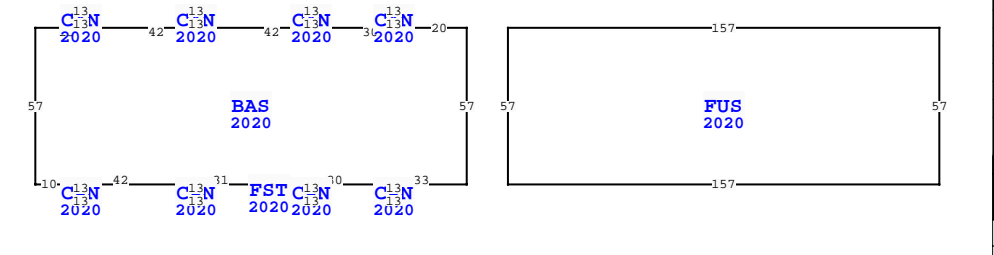
BUILDING NOTES	
45160 EWING PARK RD, CALLAHAN	

BUILDING DIMENSIONS	
BAS=[YR=2020] W31 S27 E9 CAN=[YR=2020] S6 E13 N6 W13\$ E22 N27\$.	

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	000300	C	MULTI-FAM	0		RM - C	0.00	0.00	73.00	UT		1.00	1.00	1.00	12,500.00	12,500.00	912,500								

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Units	15	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	18,091	103.6800	88.13	1,594,360	2020	2020	0	0	0	1.00	99.00		



NASSAU COUNTY PROPERTY				PAGE 2 of 8	1
VALUATION SUMMARY					
VALUATION BY			DIRECT_CAP		
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE					10,679,216
TOTAL MARKET OB/XF VALUE					0
TOTAL LAND VALUE - MARKET					0
TOTAL MARKET VALUE					10,679,216
SOH/AGL Deduction					0
ASSESSED VALUE					10,679,216
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					10,679,216
TOTAL JUST VALUE					10,679,216
NCON VALUE					0
INCOME VALUE					10,679,216
PREVIOUS YEAR MKT VALUE					13,142,621

Quality	05	Quality Level 05		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	8,949	780,788
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
FST	16	55	9	785
TOTALS	18,538		18,091	1,578,416

** This building has 11 Sub-Areas
 45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE	04/29/2024	REA	AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

BUILDING NOTES	

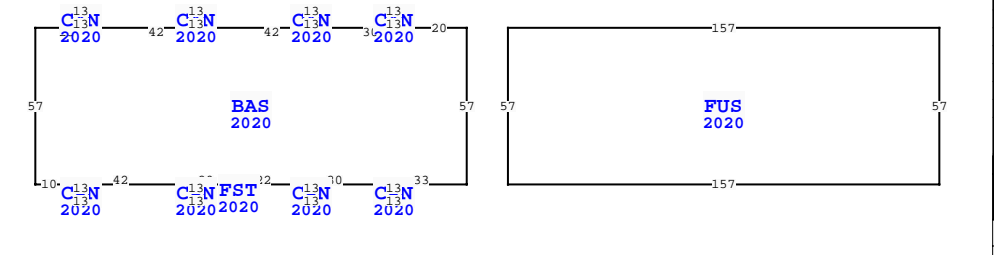
BUILDING DIMENSIONS	
BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13\$ W30	
CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W23 S57 E10	
CAN=[YR=2020] S6 E13 N6 W13\$ E42 CAN=[YR=2020] S6 E13 N6 W13\$ E31 FST=[YR=2020] S4 E4 N4 W4\$ E11 CAN=[YR=2020] S6 E13 N6 W13\$ E30 CAN=[YR=2020] S6 E13 N6 W13\$ E33 N57\$ PTR=E15 FUS=[YR=2020] E157 S57 W157 N57\$ W15\$.	

EXTRA FEATURES														TOTAL OB/XF		74,521	
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	0811	CONCRETE B	0	0	0	0	903.00	SF	5.20	5.20	100	2020	2020	3	99	4,649	
12	0425	CL FNC 8'	0	0	0	0	64.00	LF	12.25	12.25	100	2020	2020	3	96	752	
13	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	96	1,152	
14	0810	CONCRETE A	0	0	0	0	498.00	SF	6.50	6.50	100	2020	2020	3	99	3,205	
15	0424	CL FNC 6'	0	0	0	0	102.00	LF	20.00	20.00	100	2020	2020	3	96	1,958	
16	0424	CL FNC 6'	0	0	0	0	899.00	LF	20.00	20.00	100	2020	2020	3	96	17,261	
17	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	96	1,152	
18	0424	CL FNC 6'	0	0	0	0	547.00	LF	20.00	20.00	100	2020	2020	3	96	10,502	
19	0476	VF 6 SBPL	0	0	0	0	1,061.00	LF	32.00	32.00	100	2020	2020	3	96	32,594	
20	0351	CARPORT MT	0	0	18	8	144.00	SF	10.00	10.00	100	2020	2020	3	90	1,296	

LAND DESCRIPTION														TOTAL OB/XF										74,521									
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									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	0	100	
Bathrooms	0	100	
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS	0	100	
Units		15	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	18,091	103.6800	88.13	1,594,360		2020		0	0	1.00	99.00	



Quality	05	Quality Level 05		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,949	100	8,949	780,788
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
CAN	78	30	23	2,007
FST	16	55	9	785
TOTALS	18,538		18,091	1,578,416

** This building has 11 Sub-Areas
 45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	03/01/2021	KK
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021	KK
INC DATE	04/29/2024	REA	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 3 of 8	1
VALUATION SUMMARY					
VALUATION BY				DIRECT_CAP	
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				10,679,216	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				10,679,216	
SOH/AGL Deduction				0	
ASSESSED VALUE				10,679,216	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				10,679,216	
TOTAL JUST VALUE				10,679,216	
NCON VALUE				0	
INCOME VALUE				10,679,216	
PREVIOUS YEAR MKT VALUE				13,142,621	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

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
21	1128	BRICK 12"	0	0	0	0	84.00	SF	14.00	14.00	100	2020	2020	3	100	1,176	
22	0462	ST/AL FNC	0	0	0	0	732.00	SF	10.00	10.00	100	2020	2020	3	93	6,808	
23	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2020	2020	3	96	960	
24	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
25	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
26	0966	FIRE SPRNK	0	0	0	0	10,894.00	SF	3.00	3.00	100	2020	2020	3	99	32,355	
27	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
28	0966	FIRE SPRNK	0	0	0	0	17,898.00	SF	3.00	3.00	100	2020	2020	3	99	53,157	
29	0966	FIRE SPRNK	0	0	0	0	837.00	SF	3.00	3.00	100	2020	2020	3	99	2,486	

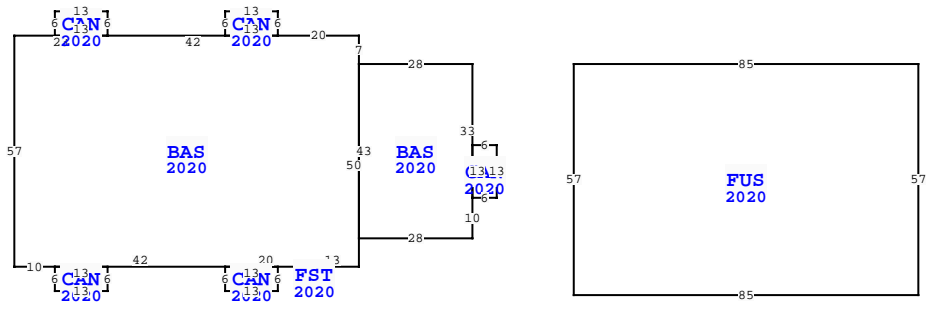
BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W20 CAN=[YR=2020] N6 W13 S6 E13\$ W30									
CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W42									
CAN=[YR=2020] S6 E13 N6 W13\$ E42 CAN=[YR=2020] S6 E13 N6 W13\$ E20 FST=[YR=2020] S4 E4 N4 W4\$ E22 CAN=[YR=2020] S6 E13 N6 W13\$ E30 CAN=[YR=2020] S6 E13 N6 W13\$ E33 N5\$ PTR=E15 PUS=[YR=2020] E157 S57 W157 N57\$ W15\$.									

LAND DESCRIPTION												TOTAL OB/XF												256,413			
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			

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Units	9	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	11,018	106.9200	90.88	1,001,316	2020	2020	0	0	0	1.00	99.00	
7 APARTMENT - 0% - 2021 Heated Area: 10894 HX Base Yr													



Quality	05	Quality Level 05		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1,204	108,326
BAS	4,845	100	4,845	435,911
CAN	78	30	23	2,069
CAN	78	30	23	2,069
CAN	78	30	23	2,069
CAN	78	30	23	2,069
CAN	78	30	23	2,069
FST	16	55	9	810
FUS	4,845	100	4,845	435,911
TOTALS	11,300		11,018	991,303

45160 EWING PARK RD, CALLAHAN

BLD DATE	03/01/2021	KK	LGL DATE	
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021
INC DATE	04/29/2024	REA	AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 8
VALUATION BY			DIRECT_CAP
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			10,679,216
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			10,679,216
SOH/AGL Deduction			0
ASSESSED VALUE			10,679,216
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			10,679,216
TOTAL JUST VALUE			10,679,216
NCON VALUE			0
INCOME VALUE			10,679,216
PREVIOUS YEAR MKT VALUE			13,142,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W28 BAS=[YR=2020] N7 W20 CAN=[YR=2020] N6 W13 S6 E13\$ W42 CAN=[YR=2020] N6 W13 S6 E13\$ W23 S57 E10 CAN=[YR=2020] S6 E13 N6 W13 \$ E42 CAN=[YR=2020] S6 E13 N6 W13\$ E20 FST=[YR=2020] S4 E4 N4 W4\$ E13 N50\$ S43 E28 N10 CAN=[YR=2020] E6 N13 W6 S13\$ N33\$ PTR= E25 FUS=[YR=2020] E85 S57 W85 N57\$ W25\$.

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

2024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Fflo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		30 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0300MULTI-FAMILY	
MAP NUM	MKT AREA	07
NEIGHBORHOOD/LOC	7001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,000	100
TOT ADJ AREA	3,000	
SUBAREA MARKET VALUE	126,155	
TOTALS	3,000	3,000
126,155		

MARKET ADJUSTMENTS																																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																					
4804	06	3,000	110.6028	43.69	131,070	2020	2020	0	0	0	3.75	96.25																				
10 MINI WAREH - 0% - 2021 Heated Area: 3000 HX Base Yr																																
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; height: 100px; vertical-align: middle; color: blue; font-size: 20px;">BAS 2020</td> <td style="width: 50%;"></td> </tr> </table>															BAS 2020																	
BAS 2020																																
<table border="1" style="width: 100%; margin-left: 20px;"> <tr> <td>BLD DATE</td> <td>03/01/2021</td> <td>KK</td> <td>LGL DATE</td> <td colspan="2"></td> </tr> <tr> <td>XF DATE</td> <td>03/01/2021</td> <td>KK</td> <td>LAND DATE</td> <td>03/01/2021</td> <td>KK</td> </tr> <tr> <td>INC DATE</td> <td>04/29/2024</td> <td>REA</td> <td>AG DATE</td> <td colspan="2"></td> </tr> </table>															BLD DATE	03/01/2021	KK	LGL DATE			XF DATE	03/01/2021	KK	LAND DATE	03/01/2021	KK	INC DATE	04/29/2024	REA	AG DATE		
BLD DATE	03/01/2021	KK	LGL DATE																													
XF DATE	03/01/2021	KK	LAND DATE	03/01/2021	KK																											
INC DATE	04/29/2024	REA	AG DATE																													

NASSAU COUNTY PROPERTY				PAGE 7 of 8	1	
VALUATION SUMMARY						
VALUATION BY			DIRECT_CAP			
Tax Group: 1			Tax Dist:			
BUILDING MARKET VALUE			10,679,216			
TOTAL MARKET OB/XF VALUE			0			
TOTAL LAND VALUE - MARKET			0			
TOTAL MARKET VALUE			10,679,216			
SOH/AGL Deduction			0			
ASSESSED VALUE			10,679,216			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			10,679,216			
TOTAL JUST VALUE			10,679,216			
NCON VALUE			0			
INCOME VALUE			10,679,216			
PREVIOUS YEAR MKT VALUE			13,142,621			
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0099	12/21/2020	SW	Q	I	01	11,800,000
GRANTOR: AXIS PLEX 1 LLC						
GRANTEE: GRI OAKS JAX LLC ET						
2268/0745	4/15/2019	WD	U	V	11	100
GRANTOR: FRANKLIN BRENTON						
GRANTEE: AXIS PLEX 1 LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2020] W150 S20 E150 N20\$.						

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

2024

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 Floop	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		0	100
Frame	05	STEEL	100
Story Height		9	100
RMS		30	100
Stories	1.	1.	100
Class	00	.	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		
4804	06	3,000	110.6028	43.69	131,070	2020	2020	0	0	0	3.75	96.25	
11 MINI WAREH - 0% - 2021													
							Heated Area: 3000						
							HX Base Yr						
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center;">BAS 2020</p> </div>													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 8 of 8	
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		10,679,216	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		10,679,216	
SOH/AGL Deduction		0	
ASSESSED VALUE		10,679,216	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		10,679,216	
TOTAL JUST VALUE		10,679,216	
NCON VALUE		0	
INCOME VALUE		10,679,216	
PREVIOUS YEAR MKT VALUE		13,142,621	
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2419/0099	12/21/2020	SW	Q	I	01	11,800,000	
GRANTOR: AXIS PLEX 1 LLC							
GRANTEE: GRI OAKS JAX LLC ET							
2268/0745	4/15/2019	WD	U	V	11	100	
GRANTOR: FRANKLIN BRENTON							
GRANTEE: AXIS PLEX 1 LLC							

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	3,000	126,155
TOTALS	3,000		3,000	126,155

EXTRA FEATURES			
L	OB/XF CODE	DESCRIPTION	NOTES

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2020] W150 S20 E150 N20\$.											

TOTAL OB/XF																	
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

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