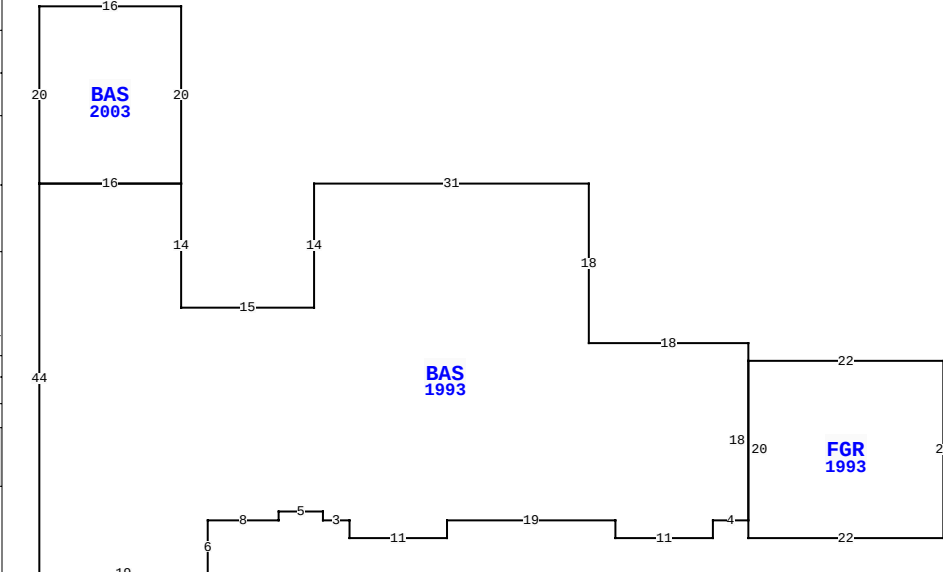


RPC NASSAU 108 LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

37-2N-24-0000-0001-0000

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	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 90		0900	01	3,221	85.8636	107.33	345,710	1956	1986		0	0	0	17.70	82.30	VALUATION BY					STANDARD															
Exterior Wall		19	COMMON BRK 10		1 SNGL FAM - 0% - 0															Heated Area: 2979					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					376,413														
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					51,183														
Interior Wall		04	PLYWOOD 50																	TOTAL LAND VALUE - MARKET					289,500														
Interior Wall		05	DRYWALL 50																	TOTAL MARKET VALUE					504,216														
Interior Floo		14	CARPET 100																	SOH/AGL Deduction					68,400														
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					435,816														
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0														
Bedrooms			3 100																	BASE TAXABLE VALUE					435,816														
Bathrooms			2 100																	TOTAL JUST VALUE					717,096														
Frame		02	WOOD FRAME 100																	NCON VALUE					0														
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE					700,910																													
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA		08																																		
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,659	100	2,659	234,876																																			
BAS	320	100	320	28,267																																			
FGR	440	55	242	21,377																																			
TOTALS		3,419		3,221	284,519												BLD DATE				LGL DATE		06/13/2023		MLU														
EXTRA FEATURES					615919 RIVER RD, CALLAHAN										XF DATE				LAND DATE																				
															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																							
1	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	3,255																							
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																							
3	0681	POLE SHED	0	0	31	24	744.00	SF	15.00	15.00	100	1980	1980	3	20	2,232																							
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600																							
5	0510	GARAGE WD-	0	0	30	17	510.00	SF	26.95	26.95	100	1980	1980	3	20	2,749																							
6	0681	POLE SHED	0	0	17	10	170.00	SF	15.00	15.00	100	1980	1980	3	20	510																							
7	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	1990	1990	3	20	2,400																							
8	0510	GARAGE WD-	0	0	60	40	2,400.00	SF	35.00	35.00	100	1999	1999	3	27	22,680																							
9	0812	CONCRETE C	0	0	0	0	4,782.00	SF	4.00	4.00	100	1999	1999	3	77	14,729																							
10	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400																							
LAND DESCRIPTION					TOTAL OB/XF										51,183																								
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	005000	C	RURAL HOME		0	0004	OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	006000	A	PAST1/HAY		0		OR	0.00	0.00	26.00	AC	1.00	1.00	1.00	370.00	370.00	9,620																						
3	005600	A	TIMBER 3 SI		0		OR	0.00	0.00	10.00	AC	1.00	1.00	1.00	415.00	415.00	4,150																						
4	005902	A	HARDWOOD SI		0		OR	0.00	0.00	15.00	AC	1.00	1.00	1.00	190.00	190.00	2,850																						
5	009910	M	MKT. VAL. AG		0		OR	0.00	0.00	51.00	AC	1.00	1.00	1.00	4,500.00	4,500.00	229,500																						
6	005000	C	RURAL HOME		0	0004	OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
REVIEW DATE		04/07/2020		BY	TWA		Total Acres: 53.00		Total Land Value: 76,620		Market: 229,500		Agricultural: 16,620		Common: 60,000		PRINTED 08/06/2024 BY SYS																						

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[illegible]