

K A ISLAND PROPERTIES LLC
96649 CESSNA DRIVE
YULEE, FL 32097

37-2N-27-1950-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	22	PRECAST PN 90								1601	04	11,130	111.9434	127.34	1,417,294	2006	2006		0	0	0	50.00	50.00	VALUATION BY																					
Exterior Wall	28	GLASS THRM 10								2 COMNTYSHOP - 0% - 2024										Heated Area: 11083										HX Base Yr															
Roof Structur	09	RIDGE FRME 100								13 58 18 33 38 71 18 33 38 70 70 70 70 61 9 9 13 13 9 9 61 71 18 33 38 70 70 70 70 61 9 9 13 13 9 9																				Tax Group: 4								Tax Dist:							
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE								1,814,643																	
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE								0																	
Interior Floo	14	CARPET 60																		TOTAL LAND VALUE - MARKET								0																	
Interior Floo	07	CORK/VTILE 40																		TOTAL MARKET VALUE								1,814,643																	
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction								0																	
Air Condition	04	ROOF TOP 100																		ASSESSED VALUE								1,814,643																	
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE								0																	
Fixtures	18	100																		BASE TAXABLE VALUE								1,814,643																	
Frame	03	MASONRY 100																		TOTAL JUST VALUE								1,814,643																	
Story Height	18	100								NCON VALUE								0																											
RMS	15	100								INCOME VALUE								1,814,643																											
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE								1,836,377																											
Units	0	0 100																																											
Occupancy	00	NONE 100																																											
Quality	03	Quality Level 03																																											
DOR CODE	1600	COMMUNITY SHOPPING																																											
MAP NUM						MKT AREA				04																																			
NEIGHBORHOOD/LOC	4058.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,260	100	1,260	80,224																																									
BAS	2,310	100	2,310	147,078																																									
BAS	4,853	100	4,853	308,991																																									
BAS	2,660	100	2,660	169,362																																									
UST	117	40	47	2,993																																									
TOTALS	11,200		11,130	708,647																																									
EXTRA FEATURES					463721 SR 200, 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	0966	FIRE SPRNK	0	0	0	0	11,200.00	SF	3.00		100	2006	2006	3	87	29,232																													
2	0098	AWNING MTL	0	0	78	8	624.00	SF	13.00		100	2006	2006	3	27	2,190																													
3	0098	AWNING MTL	0	0	44	8	352.00	SF	13.00		100	2006	2006	3	27	1,236																													
4	0812	CONCRETE C	0	0	0	0	4,368.00	SF	4.00		100	2006	2006	3	87	15,201																													
5	0812	CONCRETE C	0	0	0	0	2,700.00	SF	4.00		100	2006	2006	3	87	9,396																													
6	1123	CB 8"	0	0	38	7	266.00	SF	6.15		100	2007	2007	3	88	1,440																													
7	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50		100	2007	2007	3	88	1,007																													
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00		100	2007	2007	3	100	400																													
9	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00		100	2007	2007	3	72	864																													
10	0400	CONC CURB	0	0	0	0	2,627.00	LF	15.00		100	2006	2006	3	90	35,465																													
LAND DESCRIPTION					TOTAL OB/XF										96,431																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0003	IW	0.00	0.00	237,837.00	SF		1.00	1.00	1.00	3.50	3.50	832,430																												
2	009602	C	RETENTION PO	0		IW	0.00	0.00	4.41	AC		1.00	1.00	1.00	100.00	100.00	441																												
3	009600	C	WASTELAND	0		IW	0.00	0.00	5.57	AC		1.00	1.00	1.00	2,500.00	2,500.00	13,925																												
REVIEW DATE	10/26/2022	BY	HS	Total Acres: 15.44		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 08/06/2024 BY SYS																															

[illegible]

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