

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

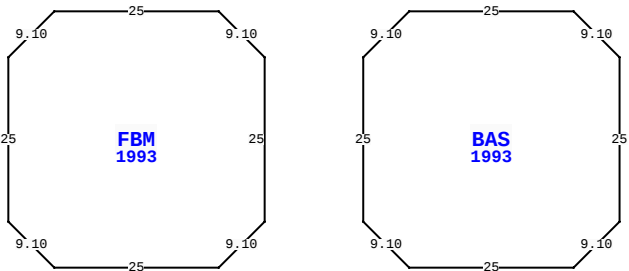
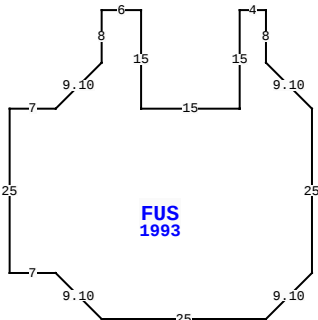
THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2024

39-3N-27-0000-0001-0360



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	06	MANSARD 100		
Roof Cover	10	WD SHINGLE 100		
Interior Wall	06	CUST PANEL 100		
Interior Floor	09	PINE WOOD 60		
Interior Floor	03	CONC FINSH 40		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	9	100		
Frame	01	TYP WD 100		
Story Height	9	100		
RMS	1	100		
Stories	2.	2. 100		
Units	0	100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	7700	CLUBS/LODGES/HALLS		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100	1,423	119,260
FBM	1,423	70	996	83,474
FUS	1,573	100	1,573	131,832
TOTALS	4,419		3,992	334,567

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	3,992	96.1732	103.15	411,775	1977	1977	0	0	18.75	81.25
1 CLUB HOUSE - 0% - 2024 Heated Area: 3992 HX Base Yr											
											
											
BLD DATE							LGL DATE				
XF DATE							LAND DATE	06/12/2024			
INC DATE							AG DATE	TD			

87678 BELL RIVER EST RD, YULEE

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
1	0940	SHEDS/PORT	0	0	14	32	448.00	SF	15.00	15.00	100	1991	1991	3
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
3	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
5	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1980	1980	3
6	1243	WD DECK F	0	0	44	11	484.00	SF	8.00	8.00	100	1977	1977	3
7	1243	WD DECK F	0	0	44	11	484.00	SF	8.00	8.00	100	1977	1977	3
8	1243	WD DECK F	0	0	0	0	78.00	SF	8.00	8.00	100	1997	1997	3
9	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1977	1977	3
10	0810	CONCRETE A	0	0	11	4	44.00	SF	6.50	6.50	100	1977	1977	3

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
1	009900	C	AC NON-AG	0		OR			26.12	AC		1.00	0.45	0.45
TOTAL OB/XF 6,265														
TOTAL OB/XF 6,265														
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
80,000.00	36,000.00	940,320												

NASSAU COUNTY PROPERTY			
PAGE 1 of 7			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		787,820	
TOTAL MARKET OB/XF VALUE		10,870	
TOTAL LAND VALUE - MARKET		940,320	
TOTAL MARKET VALUE		1,739,010	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,739,010	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,739,010	
TOTAL JUST VALUE		1,739,010	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,488,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005259	ROOF	14,850	07/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/245	5/02/2023	WD	Q	I	01	1,950,000
GRANTOR: SUGAR POINTE LLC						
GRANTEE: THE EGG ROOM LLC						
2173/0352	1/29/2018	WD	Q	I	01	1,200,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SUGAR POINTE LLC						

BUILDING NOTES														

BUILDING DIMENSIONS														
FBM=[YR=1993] U7 L7 W25 L7 D7 S25 D7 R7 E25 U7 R7 N25\$ PTR=E15 BAS=[YR=1993] U7 R7 E25 D7 R7 S25 D7 L7 W25 U7 L7 N25\$ W15\$ PTR=S45 FUS=[YR=1993] E6 S15 E15 N15 E4 S8 D7 R7 S25 D7 L7 W25 U7 L7 W7 N25 E7 U7 R7 N8\$ N45 \$.														

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

39-3N-27-0000-0001-0360

[illegible]

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

39-3N-27-0000-0001-0360

[illegible]

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2024

[illegible]

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

39-3N-27-0000-0001-0360

[illegible]

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

39-3N-27-0000-0001-0360

[illegible]

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

39-3N-27-0000-0001-0360

[illegible]