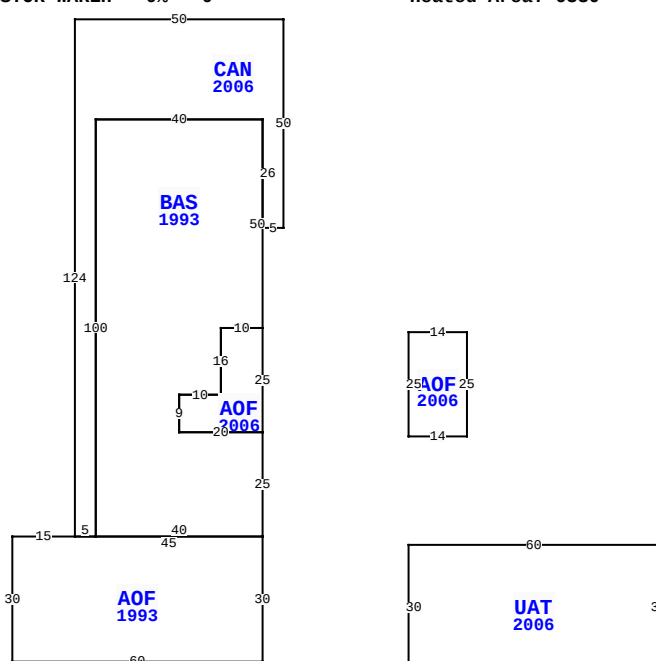


MYERS GROUP 1 LLC
95158 COOK RD
FERNANDINA BEACH, FL 32034

42-2N-27-0000-0002-0290

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																
Exterior Wall		25	MOD METAL		100	4803	06	8,996	88.1100	40.31	362,629	1992	1992	0	0	47.50	52.50	Tax Group: 4		Tax Dist:															
Roof Structur		10	STEEL FRME		100	1 STOR WAREH - 0% - 0										Heated Area: 6330										HX Base Yr									
Roof Cover		12	MODULAR MT		100											BUILDING MARKET VALUE										384,101									
Interior Wall		07	NONE		100											TOTAL MARKET OB/XF VALUE										92,020									
Interior Floo		03	CONC FINSH		100											TOTAL LAND VALUE - MARKET										177,172									
Ceiling		04	NONE		100											TOTAL MARKET VALUE										653,293									
Air Condition		01	NONE		100											SOH/AGL Deduction										68,853									
Heating Type		01	NONE		100											ASSESSED VALUE										584,440									
Plumbing			26		100											TOTAL EXEMPTION VALUE										0									
Frame		05	STEEL		100											BASE TAXABLE VALUE										584,440									
Story Height			15		100											TOTAL JUST VALUE										653,293									
RMS			11		100											NCON VALUE										0									
Stories		1.	1.		100	INCOME VALUE																													
Class		00	.		100	PREVIOUS YEAR MKT VALUE										680,258																			
Units			0		100																														
BUD8 Adjustme		04	DIST 01		100																														
Occupancy		00	OWNER OCC		100																														
Quality		03	Quality Level		03																														
DOR CODE		4800	WAREHOUSE-STORAGE																																
MAP NUM			MKT AREA		04																														
NEIGHBORHOOD/LOC		4051.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																												
AOF		1,800	185		3,330	70,472																													
AOF		340	185		629	13,311																													
AOF		350	185		648	13,714																													
BAS		3,660	100		3,660	77,456																													
CAN		1,830	30		549	11,618																													
UAT		1,800	10		180	3,809																													
TOTALS		9,780			8,996	190,380																													
EXTRA FEATURES										850683 US HWY 17, YULEE																									
BLD DATE		08/05/2020		KK		LGL DATE		04/01/2023		DCA																									
XF DATE		08/05/2020		KK		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	0510	GARAGE WD-	0	0	24	18			432.00	SF	35.00			35.00	100	1987	1987	3	20	3,024															
2	0803	ASPHALT C	0	0	0	0			16,398.00	SF	2.00			2.00	100	1987	1987	3	50	16,398															
3	0971	ST LGHT OV	0	0	0	0			2.00	UT	1,555.00			1,555.00	100	1986	1986	3	24	746															
4	0351	CARPORT MT	0	0	30	20			600.00	SF	10.00			10.00	100	1991	1991	3	20	1,200															
5	0430	CL FNC 6B	0	0	0	0			810.00	LF	9.70			9.70	100	1992	1992	3	29	2,279															
6	0466	FNC GT 20'	0	0	0	0			1.00	UT	750.00			750.00	100	1995	1995	3	36	270															
7	0975	ST LT/ARM	0	0	0	0			1.00	UT	500.00			500.00	100	1986	1986	3	24	120															
8	0505	FLAGPOLE A	0	0	0	0			15.00	LF	50.00			50.00	100	2000	2000	3	20	150															
9	0402	CONC BUMPE	0	0	0	0			5.00	UT	25.00			25.00	100	2000	2000	3	84	105															
10	0402	CONC BUMPE	0	0	0	0			7.00	UT	25.00			25.00	100	2006	2006	3	90	158															
LAND DESCRIPTION										TOTAL OB/XF										24,450															
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	004800	C	WAREHOUSE	0	0004		IW	0.00	0.00	88,586.00	SF		1.00	1.00	1.00	2.00	2.00	177,172																	

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