



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	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		8 100	
Frame	05	STEEL 100	
Story Height		17 100	
RMS		13 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
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
AOF	108	185	200
BAS	3,484	100	3,484
CAN	300	30	90
FAT	858	20	172
GOF	1,208	210	2,537
SFB	350	80	280
TOTALS	6,308		6,763
			191,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	6,763	92.4352	42.29	286,007	1998	1998	0	0	33.00	67.00

1 STOR WAREH - 0% - 0 Heated Area: 5252 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			191,625
TOTAL MARKET OB/XF VALUE			24,695
TOTAL LAND VALUE - MARKET			237,400
TOTAL MARKET VALUE			453,720
SOH/AGL Deduction			55,417
ASSESSED VALUE			398,303
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			398,303
TOTAL JUST VALUE			453,720
NCON VALUE			10,931
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			457,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003274	INSTALLATION OF (10,000	03/21/2024
B25030	ADDITION	7,369	08/01/2011
E23737	ELEC OTHER	0	08/01/2011
B20967	OTHER	0	01/01/2008
B15925	TEMP POLE	60,000	02/10/2006
E16214	ELEC OTHER	19,900	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/1879	6/29/2017	WD Q	Q	I	01	300,000

GRANTOR: THE MYERS GROUP I LLC
 GRANTEE: SHEPLER DAVID B & J
 1807/0015 8/13/2012 CT U I 18 265,000
 GRANTOR: CLERK OF COURT
 GRANTEE: THE MYERS GROUP I L

EXTRA FEATURES		463106 SR 200, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0430	CL FNC 6B	0 0 0 0
2	0466	FNC GT 20'	0 0 0 0
3	0801	ASPHALT A	0 0 20 14
5	0463	FENCE GATE	0 0 0 0
6	0812	CONCRETE C	0 0 0 0
7	0425	CL FNC 8'	0 0 0 0
8	0476	VF 6 SBPL	0 0 0 0
9	0443	STK FNC 6'	0 0 0 0
11	0097	AWNING CN	0 0 0 0
12	0430	CL FNC 6B	0 0 0 0

TOTAL OB/XF												13,348				
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	0430	CL FNC 6B	0	0	0	1,160.00	LF	9.70	9.70	100	1994	1994	3	32	3,601	
2	0466	FNC GT 20'	0	0	0	1.00	UT	600.00	600.00	100	1994	1994	3	32	192	
3	0801	ASPHALT A	0	0	20	14	SF	3.00	3.00	100	1998	1998	3	50	420	
5	0463	FENCE GATE	0	0	0	0	UT	300.00	300.00	100	1998	1998	3	45	135	
6	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1998	1998	3	75	6,465	
7	0425	CL FNC 8'	0	0	0	0	LF	10.65	10.65	100	1998	1998	3	45	728	
8	0476	VF 6 SBPL	0	0	0	0	LF	32.00	32.00	100	2006	2006	3	69	265	
9	0443	STK FNC 6'	0	0	0	0	LF	10.00	10.00	100	2006	2006	3	27	151	
11	0097	AWNING CN	0	0	0	0	SF	65.00	65.00	100	2006	2006	3	44	400	
12	0430	CL FNC 6B	0	0	0	0	LF	9.70	9.70	100	2006	2006	3	69	991	

BUILDING NOTES			
BAS=[YR=1998;ORIG=0,0] W48 S75 E40 N1 E8 N4 W6 N18 E6 N22 N30 \$			
GOF=[YR=1998;ORIG=-48,75] S25 E48 N26 W8 S1 W40 \$			
FAT=[YR=2006;ORIG=34,75] E26 N1 E8 S26 W34 N25 \$			
SFB=[YR=2006;ORIG=20,100] N25 E14 S25 W14 \$			
AOF=[YR=2006;ORIG=0,70] N18 W6 S18 E6 \$			
PTR=[ORIG=0,0] E20 S100 N100 W20 \$			
CAN=[YR=2024;ORIG=0,0] E10 S30 W10 N30 \$			

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	004800	C	WAREHOUSE	0	0005	CI	0.00	0.00	237,400.00	SF		1.00	1.00	1.00	1.00	1.00	237,400							

