



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

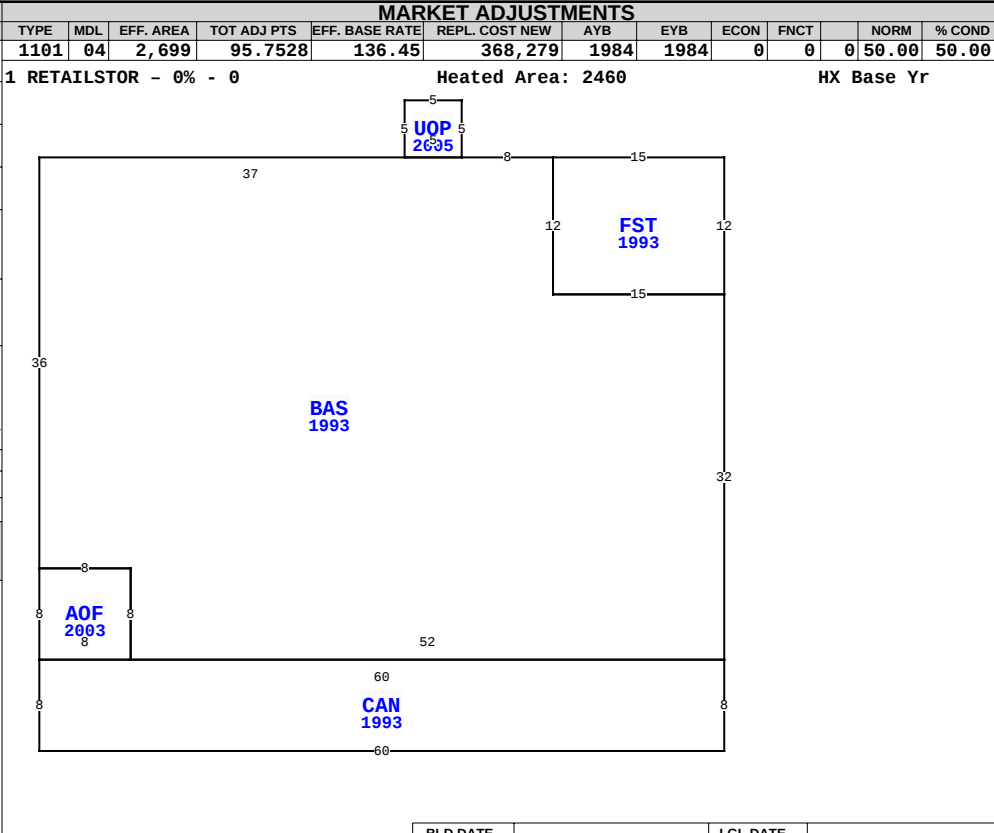
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	100	64	4,367
BAS	2,396	100	2,396	163,467
CAN	480	30	144	9,825
FST	180	50	90	6,141
UOP	25	20	5	341

TOTALS	3,145		2,699	184,140
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	12,800.00	SF	2.00	2.00	
2	0811	CONCRETE B	0	0	60	20	1,200.00	SF	5.20	5.20	
3	0443	STK FNC 6'	0	0	0	0	84.00	LF	10.00	10.00	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	
5	0424	CL FNC 6'	0	0	0	0	82.00	LF	20.00	20.00	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	CG	142.00	220.00	32,113.00	SF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

850497 US HWY 17, 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	0803	ASPHALT C	0	0	0	0	12,800.00	SF	2.00	2.00	100	1984	1984	3	50	12,800	
2	0811	CONCRETE B	0	0	60	20	1,200.00	SF	5.20	5.20	100	1984	1984	3	44	2,746	
3	0443	STK FNC 6'	0	0	0	0	84.00	LF	10.00	10.00	100	2001	2001	3	20	168	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	2000	2000	3	52	234	
5	0424	CL FNC 6'	0	0	0	0	82.00	LF	20.00	20.00	100	2010	2010	3	78	1,279	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2010	2010	3	78	585	

TOTAL OB/XF											
17,812											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	184,140		
TOTAL MARKET OB/XF VALUE	17,812		
TOTAL LAND VALUE - MARKET	96,339		
TOTAL MARKET VALUE	298,291		
SOH/AGL Deduction	67,136		
ASSESSED VALUE	231,155		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	231,155		
TOTAL JUST VALUE	298,291		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	313,690		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P037414	REMODEL	0	12/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1831/1427	12/26/2012	WD	U	I	12	100	
GRANTOR: 445 SOUTH INC ETAL							
GRANTEE: MCCORMICK EDWARD LE							
1798/0366	6/06/2012	WD	U	I	30	100	
GRANTOR: MCCORMICK EDWARD LOUI							
GRANTEE: MCCORMICK DEWAYNE D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W15 BAS=[YR=1993] W8 UOP=[YR=2005] N5 W5 S5 E5\$ W37 S36 AOF=[YR=2003] S8 CAN=[YR=1993] S8 E60 N8 W60\$ E8 N8 W8\$ E8 S8 E52 N32 W15 N12\$ S12 E15 N12\$.											