

PARCEL 4  
IN OR 2078/1984  
UTIL ESMTS PT OR 1769/492-513

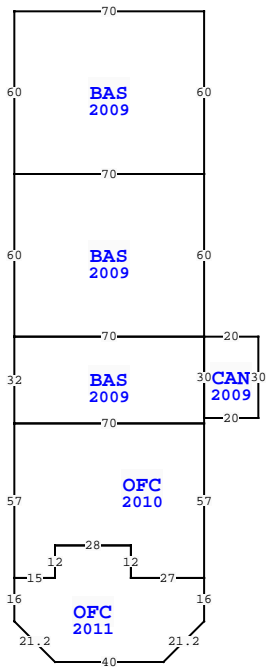
RLW PROPERTIES LLC  
ATTN: JOE HUDSON COLLISION, 1318 PIKE ROAD  
PIKE ROAD, AL 36064

**2024**

42-2N-27-1330-0004-0000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		10	100
Frame	05	STEEL	100
Story Height		20	100
RMS		12	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level 02	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,240	100	2,240
BAS	4,200	100	4,200
BAS	4,200	100	4,200
CAN	600	30	180
OFC	3,654	140	5,116
OFC	2,281	140	3,193
TOTALS	17,175		19,129

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SA	NORM	% COND
2501	06	19,129	90.3543	77.48	1,482,115	2009	2009	0	0	15	10.00	75.00
1 SERV SHOP - 0% - 0 Heated Area: 16575 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,111,586
TOTAL MARKET OB/XF VALUE		191,339
TOTAL LAND VALUE - MARKET		701,730
TOTAL MARKET VALUE		2,004,655
SOH/AGL Deduction		159,731
ASSESSED VALUE		1,844,924
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,844,924
TOTAL JUST VALUE		2,004,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,056,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004115	XFOB - SPRAY BOOT	22,034	06/20/2019
18002180	REMODEL	35,000	05/08/2018
E1529455	WARD AUTO & PAINT	0	06/01/2015
E1528743	WARD AUTO & PAINT	0	02/01/2015
E1528803	WARD AUTO & PAINT	0	02/01/2015
B1529792	WARD AUTO & PAINT	55,000	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2078/1984	9/29/2016	SW Q	Q	I	01	1,721,000

GRANTOR: G CUBED LLC  
GRANTEE: RLW PROPERTIES LLC

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W70 S60 BAS=[YR=2009] S60 BAS=[YR=2009] S32 OFC=[YR=2010] S57 OFC=[YR=2011] S16 D15 R15 E40 U15 R15 N16 W27 N12 W28 S12 W15\$ E15 N12 E28 S12 E27 N57 W70\$ E70 N2 CAN=[YR=2009] E20 N30 W20 S30\$ N30 W70\$ E70 N60 W70\$ E70 N60\$.	

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	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	51,510.00	SF	2.00	2.00	100	2009	2009	3	64	65,933	
2	0402	CONC BUMPE	0	0	0	0	42.00	UT	25.00	25.00	100	2009	2009	3	93	977	
3	0400	CONC CURB	0	0	0	0	2,072.00	LF	15.00	15.00	100	2009	2009	3	93	28,904	
4	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2009	2009	3	100	700	
5	6001	ROLLUP DR	0	0	0	0	7.00	UT	400.00	400.00	100	2009	2009	3	40	1,120	
6	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2009	2009	3	40	720	
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2009	2009	3	76	7,691	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2009	2009	3	76	1,520	
9	0812	CONCRETE C	0	0	0	0	6,562.00	SF	4.00	4.00	100	2009	2009	3	90	23,623	
10	0424	CL FNC 6'	0	0	0	0	150.00	LF	20.00	20.00	100	2009	2009	3	76	2,280	

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	002500	C	SRVC SHOPS	0		CG	0.00	0.00	93,564.00	SF		1.00	1.00	1.00	7.50	7.50	701,730							

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BUILDING CHARACTERISTICS								MARKET ADJUSTMENTS								NASSAU COUNTY PROPERTY							
ELEMENT	CD	CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
DOR CODE		2500 REPAIR SERVICE																					
MAP NUM				MKT AREA		04																	
NEIGHBORHOOD/LOC		4002.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																			
TOTALS																							

VALUATION BY STANDARD

Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,111,586
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,056,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1520589	WARD AUTO & PAINT	8,000	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2078/1984	9/29/2016	SW	Q	I	01	1,721,000

GRANTOR: G CUBED LLC  
GRANTEE: RLW PROPERTIES LLC

BLD DATE	11/27/2019	KK	LGL DATE	11/27/2019	KK
XF DATE	11/27/2019	KK	LAND DATE	11/27/2019	KK
INC DATE			AG DATE		

**BUILDING NOTES**

**BUILDING DIMENSIONS**

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
11	0966	FIRE SPRNK	0	0	0	16,575.00	SF	3.00	3.00	100	2009	2009	3	90	44,753	
12	0424	CL FNC 6'	0	0	0	174.00	LF	20.00	20.00	100	2010	2010	3	78	2,714	
13	0978	SECURTY LT	0	0	0	21.00	UT	450.00	450.00	100	2009	2009	3	76	7,182	
14	0464	FNC GT 10'	0	0	0	4.00	UT	350.00	350.00	100	2019	2019	3	95	1,330	
15	0446	BOX FNC 6'	0	0	0	110.00	LF	20.00	20.00	100	2019	2019	3	86	1,892	
TOTAL OB/XF 57,871																

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