

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	672	100	672
			SUBAREA MARKET VALUE
			8,615
TOTALS	672		672
			8,614

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	672	61.0400	42.73	28,715	1971	1971	0	0	70.00	30.00
2 M/H 93- - 0% - 2023 Heated Area: 672 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 22	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PRMT_MH24-1602 @ 8645 JAKE CARTLTON _ 2019 SCOTBUI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001841	REPLACEMENT S/W M	0	02/15/2024
MH240001602	MANUFACTURED HOME	0	02/08/2024
230010981	MH 14X70 8614KF		08/25/2023
230010197	CO'D 9/23 8615 _		08/09/2023
230010200	CO'D 9/23 8624 J		08/09/2023
230010203	CO'D 9/23 8612		08/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	5,240.00	SF	2.00	2.00	100
2	0430	CL FNC 6B	0	0	0	0	1,000.00	LF	9.70	9.70	100
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100
4	0940	SHEDS/PORT	0	0	20	10	200.00	SF	20.10	20.10	100
5	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100
6	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100
7	0351	CARPORT MT	0	0	10	18	180.00	SF	10.00	10.00	100
8	1242	WD DECK A	0	0	6	5	30.00	SF	10.00	10.00	100
9	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100
10	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100

TOTAL OB/XF											
10,258											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002800	C	PARKING LOT	0	0004	CI	250.00	300.00	228,392.00	SF	1.00

BUILDING NOTES											
BAS=[YR=2004] W56 S12 E56 N12 \$.											

BUILDING DIMENSIONS											
BAS=[YR=2004] W56 S12 E56 N12 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
												10,258												
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	002800	C	PARKING LOT	0	0004	CI	250.00	300.00	228,392.00	SF		1.00	1.00	0.85	3.00	2.55	582,400							

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

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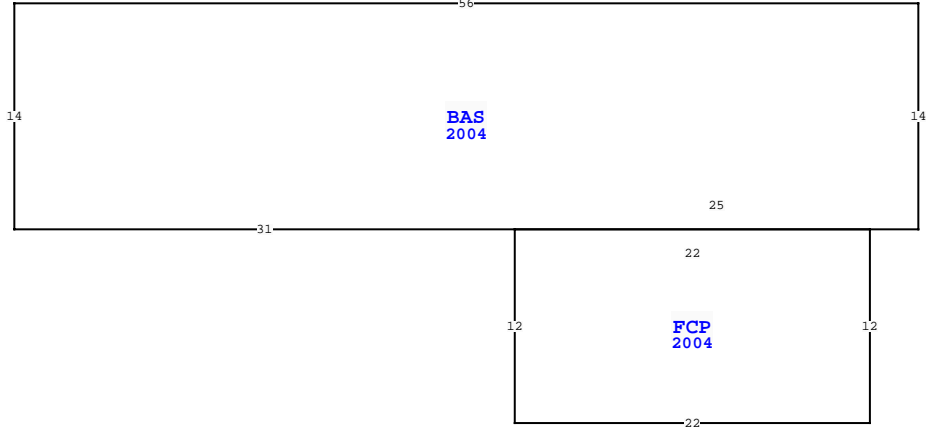
2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	784	100	784
FCP	264	25	66
			SUBAREA MARKET VALUE
			10,742
			904
TOTALS	1,048		850
			11,646

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	850	65.2400	45.67	38,820	1967	1967	0	0	70.00	30.00
3 M/H 93- - 0% - 2023 Heated Area: 784 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 2 of 22	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000285	MH MOVE-ON	1	01/09/2023
23000289	MH MOVE-ON	1	01/09/2023
C5307	CO ISSUED	0	05/16/2011
M15685	H/AC	0	10/01/2010
P14457	NEW CONSTR	0	09/01/2010
C5203	CO ISSUED	0	08/07/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0751	UOP	0	0	16	8			128.00	SF	10.00
12	0350	CARPORT WD	0	0	12	12			144.00	SF	8.58
13	1242	WD DECK A	0	0	8	6			48.00	SF	6.70
14	1242	WD DECK A	0	0	12	8			96.00	SF	10.00
15	0751	UOP	0	0	20	9			180.00	SF	10.00
16	0751	UOP	0	0	12	6			72.00	SF	10.00
17	0940	SHEDS/PORT	0	0	14	7			98.00	SF	30.00
18	0751	UOP	0	0	12	8			96.00	SF	10.00
19	0940	SHEDS/PORT	0	0	9	6			54.00	SF	17.70
20	0940	SHEDS/PORT	0	0	10	8			80.00	SF	17.70

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS											
3,436											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W56 S14 E31 FCP=[YR=2004] S12 E22 N12 W22 \$ E25 N14 \$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	25 MOD METAL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	01 MINIMUM 100			
Interior Wall	04 PLYWOOD 100			
Interior Floor	08 SHT VINYL 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	1 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Quality	03 Quality Level 03			
DOR CODE	2800 PARKING/MH LOT			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	552	10,665
TOTALS	552		552	10,665

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	552	92.0000	64.40	35,549	1983	1983	0	0	70.00	30.00
5 M/H 93- - 0% - 2023 Heated Area: 552 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 3 of 22	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	466,642		
TOTAL MARKET OB/XF VALUE	142,537		
TOTAL LAND VALUE - MARKET	582,400		
TOTAL MARKET VALUE	1,191,579		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,191,579		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,191,579		
TOTAL JUST VALUE	1,191,579		
NCON VALUE	222,239		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	954,140		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5203	MH MOVE-ON	0	07/01/2009
M14680	MECH OTHER	0	07/01/2009
MH4965	CO ISSUED	0	09/19/2008
C4952	CO ISSUED	0	07/01/2007
MH4952	MH MOVE-ON	0	07/01/2007
P12539	OTHER	0	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

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
21	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1996	1996	3	20	96	
22	1242	WD DECK A	0	0	32	5	160.00	SF	10.00	10.00	100	2007	2007	3	31	496	
23	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	1996	1996	3	20	50	
24	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	1996	1996	3	20	336	
25	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	2005	2005	3	24	518	
26	0681	POLE SHED	0	0	9	7	63.00	SF	15.00	15.00	100	2005	2005	3	40	378	
27	0751	UOP	0	0	14	12	168.00	SF	10.00	10.00	100	2005	2005	3	40	672	
28	0940	SHEDS/PORT	0	0	12	8	96.00	SF	25.50	25.50	100	2012	2012	3	55	1,346	
29	0940	SHEDS/PORT	0	0	12	10	120.00	SF	25.50	25.50	100	1996	1996	3	20	612	
30	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1996	1996	3	20	32	

TOTALS											
BLD DATE	XF DATE	INC DATE	04/11/2022	KK	LGL DATE	LAND DATE	AG DATE				
8652 JAKE CARLTON RD, YULEE											
TOTAL OB/XF 4,536											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W46 S12 E46 N12 \$.											

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

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	672	100	672
			SUBAREA MARKET VALUE
			8,812
TOTALS	672		672
			8,812

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	672	62.4400	43.71	29,373	1972	1972	0	0	70.00	30.00
6 M/H 93- - 0% - 2023											
Heated Area: 672											
HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 1993 </div>											

NASSAU COUNTY PROPERTY		PAGE 4 of 22	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13001	MECH OTHER	0	06/01/2007
P12468	OTHER	0	06/01/2007
E14594	ELEC OTHER	0	03/01/2005
M09475	MECH OTHER	0	03/01/2005
P09237	OTHER	0	03/01/2005
MH044328	MH MOVE-ON	0	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
31	0753	UEP	0	0	27	8	216.00	SF	22.00	22.00	100
32	1242	WD DECK A	0	0	36	4	144.00	SF	10.00	10.00	100
33	1242	WD DECK A	0	0	9	6	54.00	SF	10.00	10.00	100
34	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100
35	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100
36	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100
37	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100
38	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100
39	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100
40	0751	UOP	0	0	13	8	104.00	SF	10.00	10.00	100

TOTAL OB/XF												4,327												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W56 S12 E56 N12 \$.	

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

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2024

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	540	100	540
			SUBAREA MARKET VALUE
			9,752
TOTALS	540		540
			9,752

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	540	86.0000	60.20	32,508	1983	1983	0	0	70.00	30.00
8 M/H 93- - 0% - 2023 Heated Area: 540 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 5 of 22	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		466,642	
TOTAL LAND VALUE - MARKET		142,537	
TOTAL MARKET VALUE		582,400	
SOH/AGL Deduction		1,191,579	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		1,191,579	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,191,579	
NCON VALUE		222,239	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		954,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003002	MH MOVE-ON	0	02/01/2000
MH992947	MH MOVE-ON	0	12/01/1999
MH982421	MH MOVE-ON	0	10/01/1998
971789	MH MOVE-ON	0	06/01/1997
961176	MH MOVE-ON	0	01/01/1996
95-1086	MH MOVE-ON	0	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
41	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00
42	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00
43	0751	UOP	0	0	20	6	120.00	SF	10.00	10.00
44	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00
45	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00
46	0751	UOP	0	0	16	6	96.00	SF	10.00	10.00
47	0751	UOP	0	0	16	6	96.00	SF	10.00	10.00
48	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00
49	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00
50	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00

BLD DATE	04/11/2022	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
8652 JAKE CARLTON RD, YULEE			
TOTAL OB/XF			
6,863			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W45 S12 E45 N12 \$.									

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

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	910	100	910
			SUBAREA MARKET VALUE
			18,193
TOTALS	910		910
			18,193

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
0820	02	910	95.2000	66.64	60,642	1983	1983	0	0	70.00	30.00																
9 M/H 93- - 0% - 2023			Heated Area: 910			HX Base Yr																					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 1993</p> </div> </div>																											
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>04/11/2022</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE	04/11/2022	KK	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
BLD DATE	04/11/2022	KK	LGL DATE																								
XF DATE			LAND DATE																								
INC DATE			AG DATE																								

8652 JAKE CARLTON RD, YULEE

NASSAU COUNTY PROPERTY		PAGE 6 of 22	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W65 S14 E65 N14 \$.	

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
51	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2010	2010	3	45	864	
52	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2003	2003	3	21	504	
53	0754	FOP	0	0	16	6	96.00	SF	15.00	15.00	100	2003	2003	3	21	302	
54	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2003	2003	3	21	504	
55	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2003	2003	3	21	605	
56	0754	FOP	0	0	14	6	84.00	SF	15.00	15.00	100	2003	2003	3	21	265	
57	0803	ASPHALT C	0	0	0	0	1,172.00	SF	2.00	2.00	100	2003	2003	3	52	1,219	
58	0479	VF PICKET	0	0	0	0	40.00	LF	10.00	10.00	100	2003	2003	3	61	244	
59	0430	CL FNC 6B	0	0	0	0	700.00	LF	9.70	9.70	100	1985	1985	3	22	1,494	
60	0803	ASPHALT C	0	0	455	20	9,100.00	SF	2.00	2.00	100	1980	1980	3	50	9,100	
TOTAL OB/XF																15,101	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	672	100	672
			9,207
TOTALS	672		672
			9,207

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	672	65.2400	45.67	30,690	1972	1972	0	0	70.00	30.00	
11 M/H 93- - 0% - 2023 Heated Area: 672 HX Base Yr												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">-56-</div> <div style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">-56-</div> <div style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">12</div> <div style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">12</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 1993 </div> </div>												

NASSAU COUNTY PROPERTY				PAGE 7 of 22	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		466,642			
TOTAL MARKET OB/XF VALUE		142,537			
TOTAL LAND VALUE - MARKET		582,400			
TOTAL MARKET VALUE		1,191,579			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,191,579			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,191,579			
TOTAL JUST VALUE		1,191,579			
NCON VALUE		222,239			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		954,140			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST					
GRANTEE: TEAKWOOD LOTS LLC					
1964/0958	2/20/2015	SW U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA					
GRANTEE: ALL INVESTMENT TRUS					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W56 S12 E56 N12\$.					

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT

TOTAL OB/XF													98,016												
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

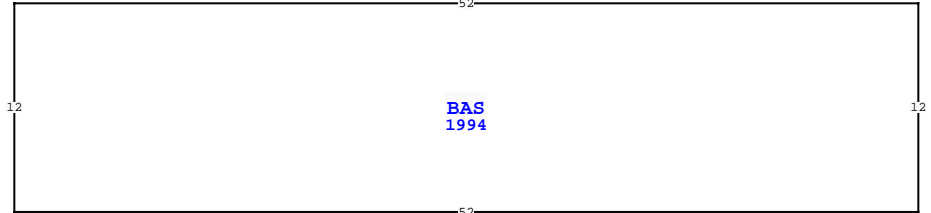
2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	624	87.2000	61.04	38,089	1982	1982	0	0	70.00	30.00	
14 M/H 93- - 0% - 2023 Heated Area: 624 HX Base Yr												



Quality	03 Quality Level 03			
DOR CODE	2800 PARKING/MH LOT			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	11,427
TOTALS	624		624	11,427

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
8652 JAKE CARLTON RD, YULEE																	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 8 of 22
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W52 S12 E52 N12 \$.	

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	25	MOD METAL 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,216	100	1,216
			18,769
TOTALS	1,216		1,216 18,769

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,216	68.6000	51.45	62,563	1995	1995	0	0	0	70.00	30.00	
15 M/H 94+ - 0% - 2023				Heated Area: 1216				HX Base Yr					

NASSAU COUNTY PROPERTY				PAGE 9 of 22	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE					466,642
TOTAL MARKET OB/XF VALUE					142,537
TOTAL LAND VALUE - MARKET					582,400
TOTAL MARKET VALUE					1,191,579
SOH/AGL Deduction					0
ASSESSED VALUE					1,191,579
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					1,191,579
TOTAL JUST VALUE					1,191,579
NCON VALUE					222,239
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					954,140
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

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

8652 JAKE CARLTON RD, YULEE											BLD DATE	04/11/2022	KK	LGL DATE			
													XF DATE			LAND DATE	
													INC DATE			AG DATE	

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2000] W76 S16 E76 N16\$.							

LAND DESCRIPTION													TOTAL OB/XF							0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

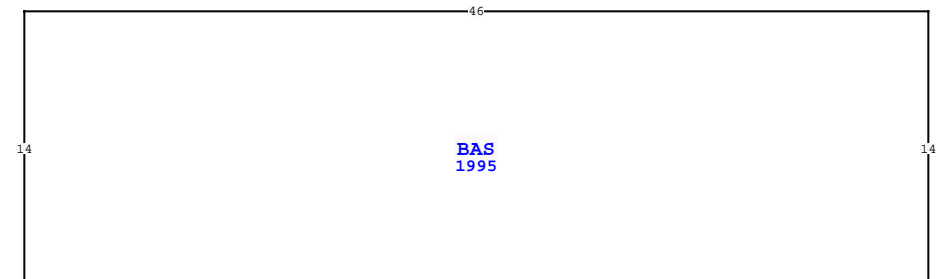
N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800 PARKING/MH LOT	
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4051.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	644	100
TOTALS	644	644

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	644	89.6000	62.72	40,392	1992	1992	0	0	70.00	30.00	
17 M/H 93- - 0% - 2023 Heated Area: 644 HX Base Yr												
												

NASSAU COUNTY PROPERTY		PAGE 10 of 22	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	466,642		
TOTAL MARKET OB/XF VALUE	142,537		
TOTAL LAND VALUE - MARKET	582,400		
TOTAL MARKET VALUE	1,191,579		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,191,579		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,191,579		
TOTAL JUST VALUE	1,191,579		
NCON VALUE	222,239		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	954,140		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA								
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE		
2561/1618	5/05/2022	SW	Q	I	01	1,100,000		
GRANTOR: ALL INVESTMENT TRUST								
GRANTEE: TEAKWOOD LOTS LLC								
1964/0958	2/20/2015	SW	U	I	12	550,000		
GRANTOR: 8652 JAKE CARLTON ROA								
GRANTEE: ALL INVESTMENT TRUS								

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												
8652 JAKE CARLTON RD, YULEE																												
<table border="1"> <tr> <td>BLD DATE</td> <td>04/11/2022</td> <td>KK</td> <td>LGL DATE</td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> </tr> </table>																	BLD DATE	04/11/2022	KK	LGL DATE	XF DATE			LAND DATE	INC DATE			AG DATE
BLD DATE	04/11/2022	KK	LGL DATE																									
XF DATE			LAND DATE																									
INC DATE			AG DATE																									

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1995] W46 S14 E46 N14\$.			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	924	100	17,114
TOTALS	924	924	17,114

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
0820	02	924	88.2000	61.74	57,048	1984	1984	0	0	70.00	30.00																
19 M/H 93- - 0% - 2023 Heated Area: 924 HX Base Yr																											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2008 </div>																											
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>04/11/2022</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE	04/11/2022	KK	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
BLD DATE	04/11/2022	KK	LGL DATE																								
XF DATE			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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 11 of 22
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW Q	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW U	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W66 S14 E66 N14\$.

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

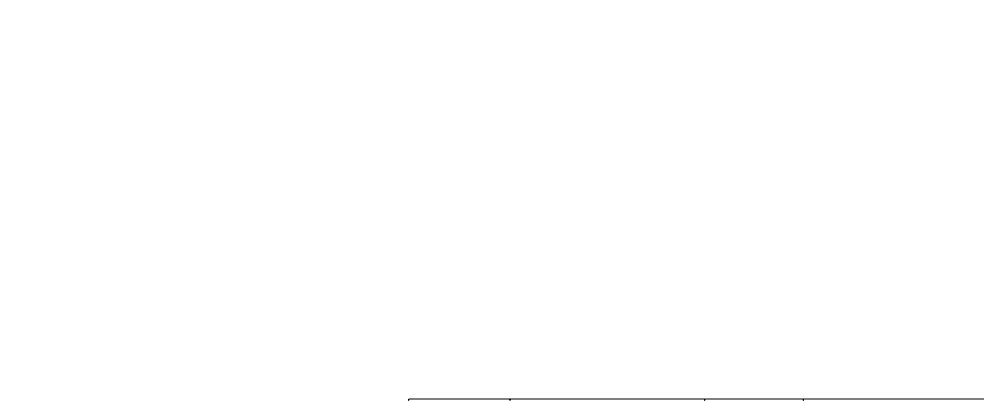
TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	840	95.2000	66.64	55,978	1986	1986	0	0	70.00	30.00		
21 M/H 93- - 0% - 2023				Heated Area: 840				HX Base Yr					



Quality	03	Quality Level 03		
DOR CODE	2800 PARKING/MH LOT			
MAP NUM	MKT AREA	04		
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,793
TOTALS		840	840	16,793

NASSAU COUNTY PROPERTY PAGE 12 of 22 4			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q /	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

8652 JAKE CARLTON RD, YULEE

BLD DATE		04/11/2022		KK		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS																			
BAS=[YR=2008] W60 S14 E60 N14\$.																			

EXTRA FEATURES														TOTAL OB/XF			
L	OB/XF	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

LAND DESCRIPTION													TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	672	100	12,023
TOTALS	672	672	12,023

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	672	85.2000	59.64	40,078	1972	1972	0	0	70.00	30.00	
23 M/H 93- - 0% - 2023			Heated Area: 672			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2008 </div>												
8652 JAKE CARLTON RD, YULEE				BLD DATE	04/11/2022	KK	LGL DATE					
				XF DATE			LAND DATE					
				INC DATE			AG DATE					

NASSAU COUNTY PROPERTY				PAGE 13 of 22	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		466,642			
TOTAL MARKET OB/XF VALUE		142,537			
TOTAL LAND VALUE - MARKET		582,400			
TOTAL MARKET VALUE		1,191,579			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,191,579			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,191,579			
TOTAL JUST VALUE		1,191,579			
NCON VALUE		222,239			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		954,140			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST					
GRANTEE: TEAKWOOD LOTS LLC					
1964/0958	2/20/2015	SW U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA					
GRANTEE: ALL INVESTMENT TRUS					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2008] W56 S12 E56 N12\$.					

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

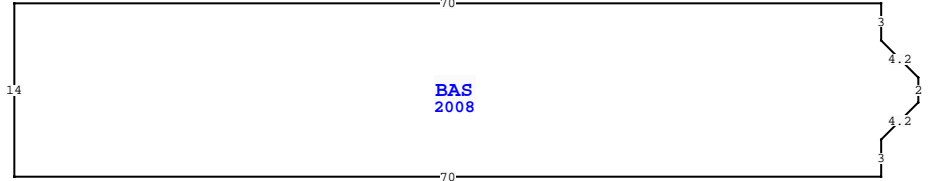
2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	995	100	995
			20,519
TOTALS	995		995
			20,519

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	995	98.2000	68.74	68,396	1986	1986		0	0	70.00	30.00
24 M/H 93- - 0% - 2023 Heated Area: 995 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 14 of 22	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BLD DATE		04/11/2022	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W70 S14 E70 N3 R3 U3 N2 L3 U3 N3\$.	

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

LAND DESCRIPTION												TOTAL OB/XF												0
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

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100
Quality	03 Quality Level 03
DOR CODE	2800 PARKING/MH LOT
MAP NUM	04
NEIGHBORHOOD/LOC	4051.00
AREA TYPE	TOTAL GROSS AREA
BAS	924
PCT OF BASE	100
TOT ADJ AREA	924
SUBAREA MARKET VALUE	18,473
TOTALS	924 924 18,472

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	924	95.2000	66.64	61,575	1991	1991	0	0	70.00	30.00
26 M/H 93- - 0% - 2023				Heated Area: 924			HX Base Yr				
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> BAS 2008 </div>											

NASSAU COUNTY PROPERTY		PAGE 15 of 22	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	466,642		
TOTAL MARKET OB/XF VALUE	142,537		
TOTAL LAND VALUE - MARKET	582,400		
TOTAL MARKET VALUE	1,191,579		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,191,579		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,191,579		
TOTAL JUST VALUE	1,191,579		
NCON VALUE	222,239		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	954,140		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,473
TOTALS	924		924	18,472

L	OB/XF	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
8652 JAKE CARLTON RD, YULEE																	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW Q		I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW U		I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W66 S14 E66 N14\$.

LAND DESCRIPTION													TOTAL OB/XF							0				
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

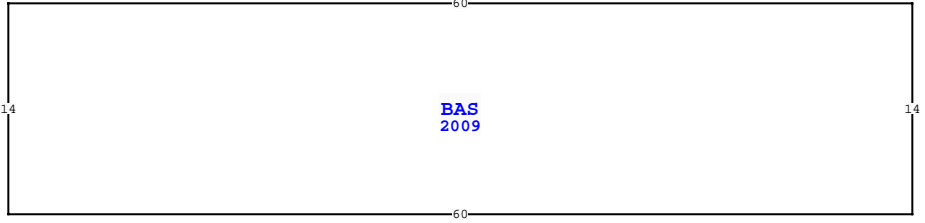
2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	840	88.2000	61.74	51,862	1979	1979	0	0	70.00	30.00	
30 M/H 93- - 0% - 2023 Heated Area: 840 HX Base Yr												



Quality	03	Quality Level 03		
DOR CODE	2800	PARKING/MH LOT		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	15,559
TOTALS	840		840	15,559

L	OB/XF	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

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY		PAGE 16 of 22	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W60 S14 E60 N14\$.	

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	2800 PARKING/MH LOT		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	768	100	768
			SUBAREA MARKET VALUE
			14,225
TOTALS	768		768
			14,225

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	768	88.2000	61.74	47,416	1973	1973	0	0	0	70.00	30.00	
33 M/H 93- - 0% - 2023 Heated Area: 768 HX Base Yr													
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; padding-bottom: 5px;"> 12 64 </div> <div style="text-align: center; padding: 20px 0;"> BAS 2011 </div> <div style="display: flex; justify-content: space-between; border-top: 1px solid black; padding-top: 5px;"> 12 64 </div> </div>													
				BLD DATE	04/11/2022	KK	LGL DATE						
				XF DATE			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
8652 JAKE CARLTON RD, YULEE																		
TOTALS																		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 17 of 22
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	466,642		
TOTAL MARKET OB/XF VALUE	142,537		
TOTAL LAND VALUE - MARKET	582,400		
TOTAL MARKET VALUE	1,191,579		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,191,579		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,191,579		
TOTAL JUST VALUE	1,191,579		
NCON VALUE	222,239		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	954,140		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2561/1618	5/05/2022	SW	Q	I	01	1,100,000	
GRANTOR: ALL INVESTMENT TRUST							
GRANTEE: TEAKWOOD LOTS LLC							
1964/0958	2/20/2015	SW	U	I	12	550,000	
GRANTOR: 8652 JAKE CARLTON ROA							
GRANTEE: ALL INVESTMENT TRUS							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W64 S12 E64 N12\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
REVIEW DATE 06/28/2023 BY HS																																		
Total Acres: 0.00										Total Land Value: 582,400					Market: 0					Agricultural: 0					Common: 582,400					PRINTED 08/06/2024 BY SYS				

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

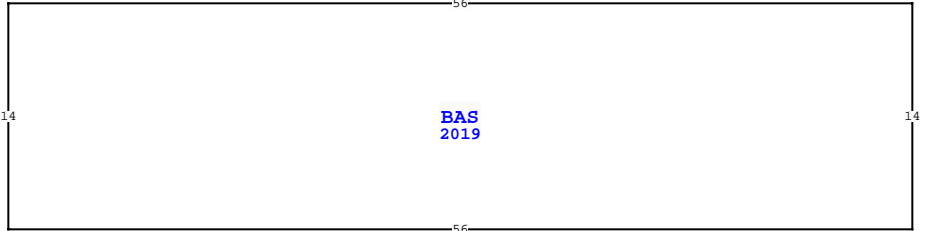
2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	08 SHT VINYL 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	784	59.5000	44.62	34,982	1994	1994	0	0	0	70.00	30.00
34 M/H 94+ - 0% - 2023 Heated Area: 784 HX Base Yr												



Quality	02	Quality Level 02		
DOR CODE	2800 PARKING/MH LOT			
MAP NUM	MKT AREA	04		
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	10,495
TOTALS	784		784	10,495

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
8652 JAKE CARLTON RD, YULEE																

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

NASSAU COUNTY PROPERTY		PAGE 18 of 22	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			466,642
TOTAL MARKET OB/XF VALUE			142,537
TOTAL LAND VALUE - MARKET			582,400
TOTAL MARKET VALUE			1,191,579
SOH/AGL Deduction			0
ASSESSED VALUE			1,191,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,191,579
TOTAL JUST VALUE			1,191,579
NCON VALUE			222,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W56 S14 E56 N14\$.	

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

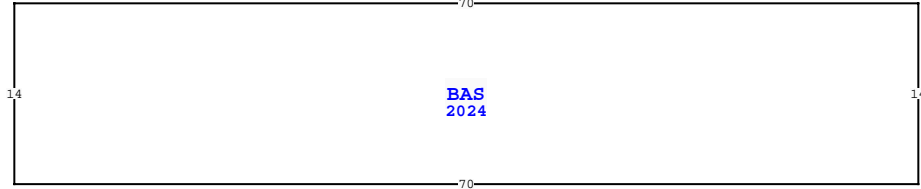
TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	980	114.6000	85.95	84,231	1995	1995	0	0	0	70.00	30.00	
35 M/H 94+ - 0% - 2024 Heated Area: 980 HX Base Yr													



NASSAU COUNTY PROPERTY				PAGE 19 of 22	4
VALUATION SUMMARY					
VALUATION BY					STANDARD
Tax Group: 4					Tax Dist:
BUILDING MARKET VALUE					466,642
TOTAL MARKET OB/XF VALUE					142,537
TOTAL LAND VALUE - MARKET					582,400
TOTAL MARKET VALUE					1,191,579
SOH/AGL Deduction					0
ASSESSED VALUE					1,191,579
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					1,191,579
TOTAL JUST VALUE					1,191,579
NCON VALUE					222,239
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					954,140

Quality	03 Quality Level 03
DOR CODE	2800 PARKING/MH LOT
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	25,269
TOTALS	980		980	25,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

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

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
8652 JAKE CARLTON RD, YULEE				

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2024;ORIG=30,10] E70 S14 W70 N14 \$				

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

N 50 FT OF W 300 FT OF LOT 1
 & WEST 300 FT OF LOT 2, LOT 3,
 & S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
 PO BOX 2560
 DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010



BUILDING CHARACTERISTICS		CD	CONSTRUCTION	
Exterior Wall	30	VINYL	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	08	SHT VINYL	60	
Interior Floo	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Quality	03	Quality Level	03	
DOR CODE	2800	PARKING/MH LOT		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	980	37,062
TOTALS	980		980	37,062

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
0800	02	980	114.6000	85.95	84,231	1999	1999		0	0	56.00	44.00				
36 M/H 94+ - 0% - 2024 Heated Area: 980 HX Base Yr																
8652 JAKE CARLTON RD, YULEE																
BLD DATE	04/11/2022		KK	LGL DATE												
XF DATE				LAND DATE												
INC DATE				AG DATE												

NASSAU COUNTY PROPERTY			PAGE 20 of 22	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			466,642	
TOTAL MARKET OB/XF VALUE			142,537	
TOTAL LAND VALUE - MARKET			582,400	
TOTAL MARKET VALUE			1,191,579	
SOH/AGL Deduction			0	
ASSESSED VALUE			1,191,579	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			1,191,579	
TOTAL JUST VALUE			1,191,579	
NCON VALUE			222,239	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			954,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						SALE PRICE
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES																			

BUILDING DIMENSIONS																			
BAS=[YR=2024;ORIG=30,10] E70 S14 W70 N14 \$																			

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	TOTAL OB/XF		
																			0

LAND DESCRIPTION										TOTAL OB/XF										ADJ UNIT PRICE									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSVR			

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2, LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2024

42-2N-27-4600-0001-0010
[Barcode]

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	08 SHT VINYL 60			
Interior Floor	14 CARPET 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Quality	03 Quality Level 03			
DOR CODE	2800 PARKING/MH LOT			
MAP NUM				
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	103,470
TOTALS	1,216		1,216	103,470

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	
0800	02	1,216	114.6000	85.95	104,515	2022	2022	0	0	99.00	
38 M/H 94+ - 0% - 2024 Heated Area: 1216 HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%); font-weight: bold;">BAS</div> <div style="position: absolute; top: -20px; left: 25%;">2024</div> </div>											
BLD DATE 04/11/2022				XF DATE				LGL DATE			
INC DATE				LAND DATE				AG DATE			

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	466,642
TOTAL MARKET OB/XF VALUE	142,537
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	1,191,579
SOH/AGL Deduction	0
ASSESSED VALUE	1,191,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,191,579
TOTAL JUST VALUE	1,191,579
NCON VALUE	222,239
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	954,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
2561/1618	5/05/2022	SW Q	Q	I	01	1,100,000	
GRANTOR: ALL INVESTMENT TRUST							
GRANTEE: TEAKWOOD LOTS LLC							
1964/0958	2/20/2015	SW U	U	I	12	550,000	
GRANTOR: 8652 JAKE CARLTON ROA							
GRANTEE: ALL INVESTMENT TRUS							

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,10] E76 S16 W76 N16 \$	

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