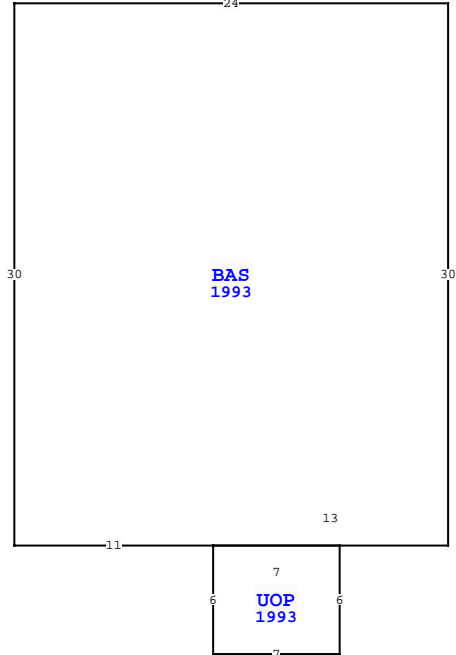


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	03	CONC FINSH	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		3	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	4800 WAREHOUSE-STORAGE		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	720	100	720
UOP	42	20	8
			SUBAREA MARKET VALUE
			45,087
			501
TOTALS	762		728
			45,588

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RETAILSTOR	- 0%	- 0									
Heated Area: 720 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			604,475
TOTAL MARKET OB/XF VALUE			71,139
TOTAL LAND VALUE - MARKET			326,364
TOTAL MARKET VALUE			1,001,978
SOH/AGL Deduction			151,961
ASSESSED VALUE			850,017
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			850,017
TOTAL JUST VALUE			1,001,978
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,039,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427506	EVAS HAIR DESIGN	0	04/01/2014
B20688	CARPORT	845	10/01/2007
B0515276	NEW CONSTR	160,930	09/01/2006
E16338	ELEC OTHER	1,950	12/01/2005
M10785	MECH OTHER	0	12/01/2005
B16588	NEW CONSTR	150,000	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1918	3/31/2021	WD	Q	I	01	935,000
GRANTOR: PHILLIPS JAMES SR & P						
GRANTEE: BOSTIC COMMERCIAL P						
0932/0052	5/11/2000	WD	Q	I		100,000
GRANTOR: FILE TECHNOLOGY INC						
GRANTEE: PHILLIPS JAMES SR &						

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	0511	GARAGE CB-	0	0	28	32	896.00	SF	40.00	40.00	100	1985	1985	3	47	16,845	
2	0803	ASPHALT C	0	0	0	0	12,345.00	SF	2.00	2.00	100	2001	2001	3	50	12,345	
3	0811	CONCRETE B	0	0	0	0	460.00	SF	5.20	5.20	100	2001	2001	3	80	1,914	
4	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	2001	2001	3	85	489	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	
6	0422	CL FNC 4'	0	0	0	0	20.00	LF	15.00	15.00	100	2001	2001	3	55	165	
7	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	22	792	
8	0350	CARPORT WD	0	0	21	15	315.00	SF	8.58	8.58	100	2001	2001	3	20	541	
9	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2005	2005	3	89	200	
10	0803	ASPHALT C	0	0	0	0	6,773.00	SF	2.00	2.00	100	2005	2005	3	56	7,586	

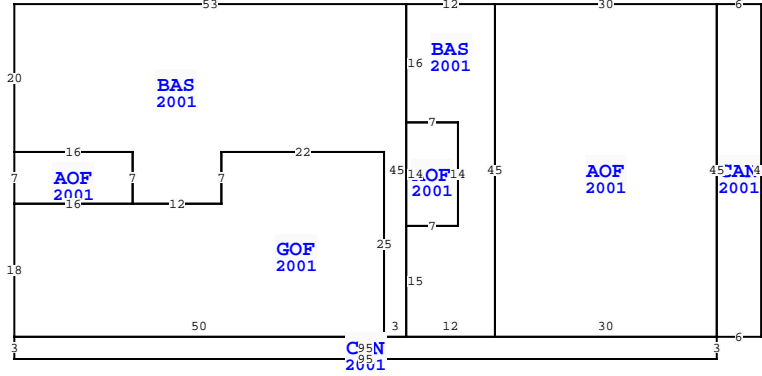
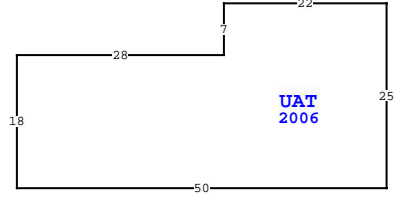
LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	004800	C	WAREHOUSE	0	0004	CI	142.00	765.00	108,788.00	SF		1.00	1.00	1.00	3.00	3.00	326,364								



BUILDING CHARACTERISTICS	
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	12 100
Frame	05 STEEL 100
Story Height	15 100
RMS	7 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	7,032	89.0000	40.72	286,343	2001	2001	0	0	0	27.00	73.00

2 STOR WAREH - 0% - 0 Heated Area: 4380 HX Base Yr



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	98	185	181	5,380
AOF	112	185	207	6,153
AOF	1,350	185	2,498	74,255
BAS	442	100	442	13,139
BAS	1,219	100	1,219	36,236
CAN	270	30	81	2,408
CAN	285	30	86	2,556
GOF	1,054	210	2,213	65,782
UAT	1,054	10	105	3,121
TOTALS	5,884		7,032	209,030

EXTRA FEATURES

850500 US HWY 17, YULEE

BLD DATE	01/14/2019	KK	LGL DATE	
XF DATE	01/14/2019	KK	LAND DATE	01/14/2019
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY PAGE 2 of 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		604,475
TOTAL MARKET OB/XF VALUE		71,139
TOTAL LAND VALUE - MARKET		326,364
TOTAL MARKET VALUE		1,001,978
SOH/AGL Deduction		151,961
ASSESSED VALUE		850,017
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		850,017
TOTAL JUST VALUE		1,001,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,039,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10334	OTHER	0	11/01/2005
E15543	ELEC OTHER	1,500	08/01/2005
E15361	ELEC OTHER	3,000	07/01/2005
M10055	MECH OTHER	0	07/01/2005
P0509508	OTHER	0	05/01/2005
M015137	H/AC	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1918	3/31/2021	WD	Q	I	01	935,000

GRANTOR: PHILLIPS JAMES SR & P
GRANTEE: BOSTIC COMMERCIAL P
0932/0052 5/11/2000 WD Q I 100,000
GRANTOR: FILE TECHNOLOGY INC
GRANTEE: PHILLIPS JAMES SR &

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2001] W6 AOF=[YR=2001] W30 BAS=[YR=2001] W12
BAS=[YR=2001] W53 S20 AOF=[YR=2001] S7E16N7W16S16S7
GOF=[YR=2001] W16S18 CAN=[YR=2001] S3 E95 N3 W95 S E50 N25
W22 S7 W12 S E12 N7 E22S25E3N45S S16 AOF=[YR=2001]
S14E7N14W7S7E7S14W7S15 E12N45S S45E30N45 S S45E6N45S
PTR=N15W42 UAT=[YR=2006] N25W22S7W28 S18E50S E42S15S.

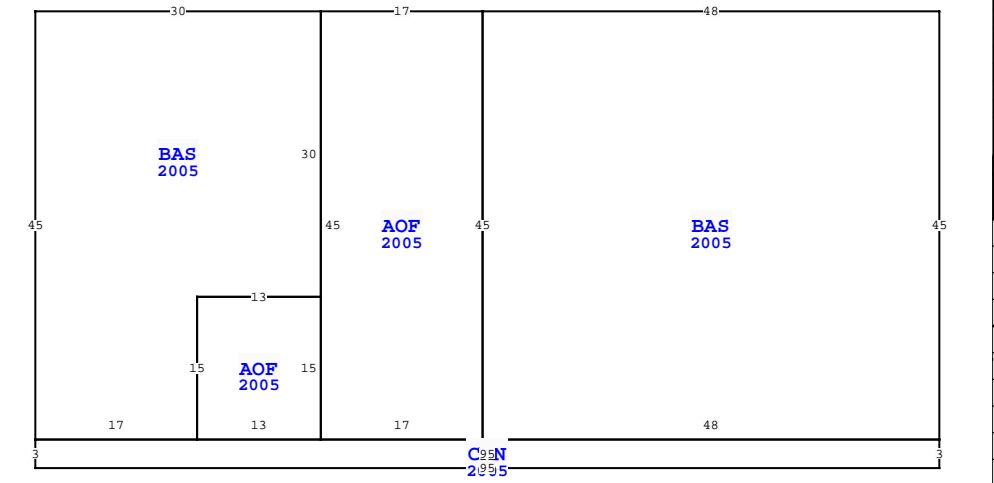
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	6001	ROLLUP DR	0	0	0	5.00	UT	400.00	400.00	100	2005	2005	3	24	480	
12	0803	ASPHALT C	0	0	0	9,250.00	SF	2.00	2.00	100	2006	2006	3	58	10,730	
13	0812	CONCRETE C	0	0	0	1,385.00	SF	4.00	4.00	100	2006	2006	3	87	4,820	
14	0402	CONC BUMPE	0	0	0	9.00	UT	25.00	25.00	100	2006	2006	3	90	203	
15	0400	CONC CURB	0	0	0	152.00	LF	15.00	15.00	100	2006	2006	3	90	2,052	
16	0098	AWNING MTL	0	0	4	28.00	SF	9.75	9.75	100	2006	2006	3	27	74	
17	0422	CL FNC 4'	0	0	0	1,544.00	LF	15.00	15.00	100	1970	1970	3	20	4,632	
18	0424	CL FNC 6'	0	0	0	132.00	LF	20.00	20.00	100	2000	2000	3	52	1,373	
19	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312	
20	0810	CONCRETE A	0	0	0	375.00	SF	6.50	6.50	100	2010	2010	3	91	2,218	

LAND DESCRIPTION TOTAL OB/XF 26,894

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

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		7 100	
Frame	05	STEEL 100	
Story Height		15 100	
RMS		6 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
4803	06	5,177	88.7400	40.60	210,186	2005	2005	0	0	0	19.00	81.00		



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	195	185	361	11,872
AOF	765	185	1,415	46,534
BAS	1,155	100	1,155	37,983
BAS	2,160	100	2,160	71,034
CAN	285	30	86	2,829
TOTALS	4,560		5,177	170,251

850500 US HWY 17, YULEE

BLD DATE	01/14/2019	KK	LGL DATE	
XF DATE	01/14/2019	KK	LAND DATE	01/14/2019
INC DATE			AG DATE	

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	0810	CONCRETE A	0	0	15	13	195.00	SF	6.50	6.50	100	2014	2014	3	95	1,204	
22	0446	BOX FNC 6'	0	0	0	0	40.00	LF	20.00	20.00	100	2014	2014	3	65	520	
23	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	
24	0978	SECURTY LT	0	0	0	0	3.00	UT	337.50	337.50	100	2001	2001	3	55	557	
25	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2006	2006	3	69	466	
26	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2015	2015	3	70	280	

TOTAL OB/XF 3,288

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				PAGE 3 of 4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	604,475			
TOTAL MARKET OB/XF VALUE	71,139			
TOTAL LAND VALUE - MARKET	326,364			
TOTAL MARKET VALUE	1,001,978			
SOH/AGL Deduction	151,961			
ASSESSED VALUE	850,017			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	850,017			
TOTAL JUST VALUE	1,001,978			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	1,039,384			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018245	FOUNDATION	9,500	05/01/2001
B018303	NEW CONSTR	205,200	05/01/2001
CCM0193	ADDITION	0	04/01/2001
R013213	REPAIR/RRF	0	04/01/2001
R002515	REPAIR/RRF	750	05/01/2000
974242	DEMOLITION	0	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1918	3/31/2021	WD	Q	I	01	935,000
GRANTOR: PHILLIPS JAMES SR & P						
GRANTEE: BOSTIC COMMERCIAL P						
0932/0052	5/11/2000	WD	Q	I		100,000
GRANTOR: FILE TECHNOLOGY INC						
GRANTEE: PHILLIPS JAMES SR &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W48 AOF=[YR=2005] W17 BAS=[YR=2005] W30 S45 CAN=[YR=2005] S3 E95 N3 W95\$ E17 AOF=[YR=2005] E13 N15 W13 S15\$ N15 E13 N30\$ S45 E17 N45\$ S45 E48 N45\$.

