

S 190' OF E 190' OF W 615' OF
TRACT 3
IN OR 2585/842 PAR 1

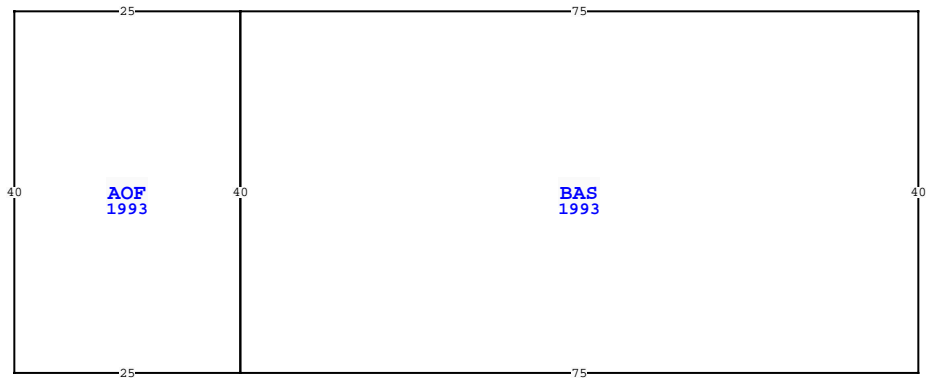
HWS INVESTMENT HOLDINGS
86112 VENETIAN AVE
YULEE, FL 32097

2024

42-2N-27-4607-0003-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		4	100
Frame	05	STEEL	100
Story Height		16	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	OWNER OCC	100
Quality	02	Quality Level 02	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	1,000	100	1,000
BAS	3,000	100	3,000
TOTALS	4,000		4,000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	PREFAB MTL	- 0%	- 2023										
				Heated Area:	4000			HX Base Yr					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			31,230
TOTAL MARKET OB/XF VALUE			11,085
TOTAL LAND VALUE - MARKET			108,300
TOTAL MARKET VALUE			150,615
SOH/AGL Deduction			0
ASSESSED VALUE			150,615
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,615
TOTAL JUST VALUE			150,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,204
PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 3380	XFOB	2,000	10/01/1996
89 1114	NEW CONSTR	77,800	11/13/1989
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2681/1561	8/05/2022	QC U	I 11
GRANTOR: WYATT'S CONTRACTING S			
GRANTEE: HWS INVESTMENT HOLD			
2585/0842	8/05/2022	QC U	I 11
GRANTOR: WYATT'S CONTRACTING SE			
GRANTEE: HWS INVESTMENT HOLD			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W75 AOF=[YR=1993] W25 S40 E25 N40 \$ S40 E75 N40 \$.			

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	4,818.00	SF	2.00	2.00	100	1990	1990	3	50	4,818	
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1989	1989	3	20	160	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	24	576	
4	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1989	1989	3	27	729	
5	0810	CONCRETE A	0	0	37	10	370.00	SF	6.50	6.50	100	1989	1989	3	57	1,371	
6	0098	AWNING MTL	0	0	0	0	20.00	SF	13.00	13.00	100	1989	1989	3	20	52	
7	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	1989	1989	3	57	267	
8	0810	CONCRETE A	0	0	36	10	360.00	SF	6.50	6.50	100	1989	1989	3	57	1,334	
9	0811	CONCRETE B	0	0	50	12	600.00	SF	5.20	5.20	100	1989	1989	3	57	1,778	
TOTAL OB/XF																11,085	

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	004100	C	LIGHT MFG.	0	0004	CI	190.00	190.00	36,100.00	SF		1.00	1.00	1.00	3.00	3.00	108,300							

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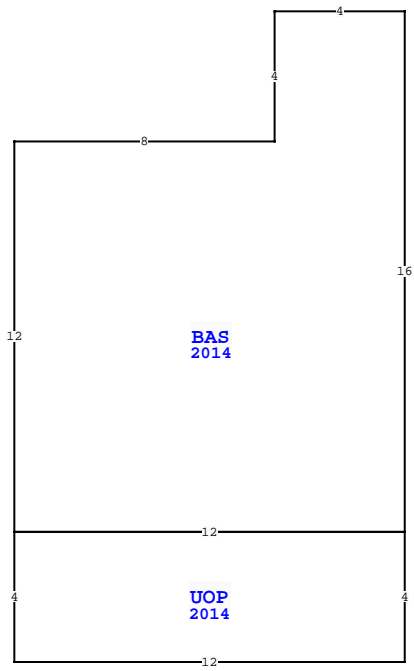
2024

42-2N-27-4607-0003-0010



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	14	WD SHINGLE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	02	WALL BD/WD	100	
Interior Floo	09	PINE WOOD	100	
Air Condition	02	WINDOW	100	
Heating Type	01	NONE	100	
Bedrooms		1	100	
Bathrooms		1	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	02	Quality Level	02	
DOR CODE	4100	LIGHT MANUFACTURE		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	3,288
UOP	48	20	10	206
TOTALS	208		170	3,494

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	170	94.0500	89.35	15,190	2009	2009	0	0	70	7.00	23.00	
2 SINGLE FAM - 0% - 2023 Heated Area: 160 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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TOTAL MARKET VALUE			150,615
SOH/AGL Deduction			0
ASSESSED VALUE			150,615
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,615
TOTAL JUST VALUE			150,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1561	8/05/2022	QC	U	I	11	100
GRANTOR: WYATT'S CONTRACTING S						
GRANTEE: HWS INVESTMENT HOLD						
2585/0842	8/05/2022	QC	U	I	11	100
GRANTOR: WYATT'S CONTRACTING SE						
GRANTEE: HWS INVESTMENT HOLD						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/01/2023	DCA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W4 S4 W8 S12 UOP=[YR=2014] S4 E12 N4 W12\$ E12 N16\$.	

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											
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	