

TRACT 11 EX S-1
IN OR 2048/99
FPL ESMT IN OR 878/3

ED'S COMFORT SOLUTIONS INC
85083 DEONAS WAY
YULEE, FL 32097

2024

42-2N-27-4607-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	5	100
Frame	05	STEEL 100
Story Height	16	100
RMS	6	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,122	185	2,076	121,168
AOF	128	185	237	13,833
AOF	850	185	1,572	91,752
BAS	3,750	100	3,750	218,873
SFB	64	80	51	2,977
STR	96	10	10	584

TOTALS	6,010		7,696	449,185
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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	5,790.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	3,400.00	SF	4.00	4.00	
3	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	
4	0400	CONC CURB	0	0	0	0	100.00	LF	15.00	15.00	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	
6	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	
7	0476	VF 6 SBPL	0	0	0	0	493.00	LF	32.00	32.00	
8	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	
9	0940	SHEDS/PORT	0	0	35	11	385.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	97,140.00	SF	
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	0.70	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	7,696	88.4000	75.80	583,357	1999	1999		0	0	23.00
1 SERV SHOP - 0% - 0											
Heated Area: 5901											
HX Base Yr											

BLD DATE	07/29/2024	KW	LGL DATE	
XF DATE	07/29/2024	KW	LAND DATE	
INC DATE			AG DATE	
85083 DEONAS WAY, YULEE				02/09/2022
				KK

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	449,185
TOTAL MARKET OB/XF VALUE	47,833
TOTAL LAND VALUE - MARKET	146,060
TOTAL MARKET VALUE	643,078
SOH/AGL Deduction	211,589
ASSESSED VALUE	431,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,489
TOTAL JUST VALUE	643,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	669,204

BLDG:1:2: SFB-MECHANICAL ROOM

BLDG:1:1: ED'S COMFORT SOLUTIONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012781	30X70 BLDG	139,608	10/04/2023
B1632167	REMODEL	176,000	04/01/2016
E21456	ELEC OTHER	0	12/01/2008
E995603	TEMP POLE	10,150	02/01/1999
B9905721	NEW CONSTR	153,750	01/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2048/0099	5/19/2016	WD Q	I	01		370,000	
GRANTOR: HOLLY INVESTMENTS LIM							
GRANTEE: ED'S COMFORT SOULUT							
1755/1476	9/12/2011	WD Q	I	02		310,000	
GRANTOR: COLEMAN ALLEN D & CHI							
GRANTEE: HOLLY INVESTMENT LI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W75 AOF=[YR=1999] W9 AOF=[YR=2000] W16 S8 E16 N8\$ S8 W16 S42 E25 N50\$ S50 E75 N50\$ PTR= E40 AOF=[YR=2000] W17 SFB=[YR=2000] N8 W8 S8 E8\$ W8 S34 E25 N15 STR=[YR=2016] E4 N24 W4 S24\$ N19\$ W40\$.											