

N 417.5' OF W 417.5' OF LOT 38
IN OR 2664/1906
ESMTS OR 534/556 & OR 536/475

AP WIRELESS INVESTMENTS I LLC
4250 EXECUTIVE SQUARE SUITE 90
LA JOLLA, CA 92037

2024

42-3N-28-5080-0038-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	23	REINF CONC 100		
Roof Structure	01	FLAT 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing	01	0 100		
Frame	04	REIN CONC 100		
Story Height	6	100		
RMS	1	100		
Stories	1.	1. 100		
Class	00	. 100		
Units	00	0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	9100	UTILITIES		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100	108	2,398
TOTALS	108		108	2,398

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	108	102.1944	46.75	5,049	1990	1990	0	0	0	52.50	47.50
1 STOR WAREH - 0% - 2024 Heated Area: 108 HX Base Yr												
12 BAS1993 12												
97121 PO FOLKS WAY, YULEE												
BLD DATE 08/20/2020 KK LGL DATE 06/20/2023 MLU XF DATE 08/20/2020 KK INC DATE												

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			2,398		
TOTAL MARKET OB/XF VALUE			3,995		
TOTAL LAND VALUE - MARKET			192,000		
TOTAL MARKET VALUE			198,393		
SOH/AGL Deduction			0		
ASSESSED VALUE			198,393		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			198,393		
TOTAL JUST VALUE			198,393		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			198,740		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0430	CL FNC 6B	0	0	0	0	123.00	LF	9.70	9.70	100	1990
2	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1990
3	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50	6.50	100	2016
4	0351	CARPORT MT	0	0	14	11	154.00	SF	10.00	10.00	100	2016
5	0430	CL FNC 6B	0	0	0	0	114.00	LF	9.70	9.70	100	2016
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016
TOTAL OB/XF 3,995												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	009101	C	TOWER SITE	0		OR	0.00	0.00	4.00	AC		1.00
TOTAL OB/XF 3,995												
UNIT PRICE 80,000.00 ADJ UNIT PRICE 48,000.00 LAND VALUE 192,000												
OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV												