

TRACT H
IN OR 2165/1556
ESMT PT OR 2176/356

FIRST FEDERAL BANK OF FLORIDA
4705 US HWY 90 W
LAKE CITY, FL 32055

2024

44-2N-27-1000-00TH-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3														
Exterior Wall	10	ABOVE AVG 100	2302	04	2,193	122.2935	236.33	518,272	2019	2019	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structur	04	WOOD TRUSS 100	1 BRNCH BANK - 0% - 0												Heated Area: 1995 HX Base Yr														
Roof Cover	13	STAND SEAM 60														VALUATION SUMMARY													
Roof Cover	04	BUILT-UP 40														Tax Group: 4 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 507,907													
Interior Floo	11	CLAY TILE 80														TOTAL MARKET OB/XF VALUE 78,618													
Interior Floo	14	CARPET 20														TOTAL LAND VALUE - MARKET 340,533													
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE 927,058													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 35,224													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 891,834													
Fixtures	8	100														TOTAL EXEMPTION VALUE 0													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 891,834													
Story Height	10	100	TOTAL JUST VALUE 927,058																										
RMS	12	100	NCON VALUE 0																										
Stories	1.	1. 100	INCOME VALUE																										
Units	0	0 100	PREVIOUS YEAR MKT VALUE 939,142																										
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	2300	FINANCIAL BLDG																											
MAP NUM		MKT AREA	04																										
NEIGHBORHOOD/LOC	4086.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,995	100	1,995	462,048																									
CAN	110	30	33	7,643																									
CAN	144	30	43	9,959																									
CAN	408	30	122	28,255																									
TOTALS	2,657		2,193	507,907																									
EXTRA FEATURES															40 FLOCO AVE, YULEE														
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES												
1	0803	ASPHALT C	0	0	0	0	9,954.00	SF	2.00	2.00	100	2019	2019	3	84	16,723													
2	0400	CONC CURB	0	0	0	0	642.00	LF	15.00	15.00	100	2019	2019	3	99	9,534													
3	0810	CONCRETE A	0	0	17	16	272.00	SF	6.50	6.50	100	2019	2019	3	98	1,733													
4	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2019	2019	3	100	100													
5	0811	CONCRETE B	0	0	82	7	574.00	SF	5.20	5.20	100	2019	2019	3	98	2,925													
6	0855	CONC PAVER	0	0	50	7	350.00	SF	10.00	10.00	100	2019	2019	3	98	3,430													
7	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2019	2019	3	98	510													
8	0810	CONCRETE A	0	0	0	0	216.00	SF	6.50	6.50	100	2019	2019	3	98	1,376													
9	0477	VF 4 SLAT	0	0	0	0	31.00	LF	14.00	14.00	100	2019	2019	3	95	412													
10	0972	ST LGHT UN	0	0	0	0	6.00	UT	1,897.50	1,897.50	100	2019	2019	3	95	10,816													
LAND DESCRIPTION															TOTAL OB/IF 47,559														
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	002300	C	FINANCIAL	0		PD - E	0.00	0.00	23,087.00	SF		1.00	1.00	1.00	14.75	14.75	340,533												
REVIEW DATE 11/14/2019 BY KK Total Acres: 0.00 Total Land Value: 340,533 Market: 0 Agricultural: 0 Common: 340,533 PRINTED 08/06/2024 BY SYS																													

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