



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 13 | STAND SEAM 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 07 | CORK/VTILE 100 |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 |    | 55 100         |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             |    | 8 100          |
| RMS                      |    | 20 100         |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 1920 | PROF DAYCARE     |

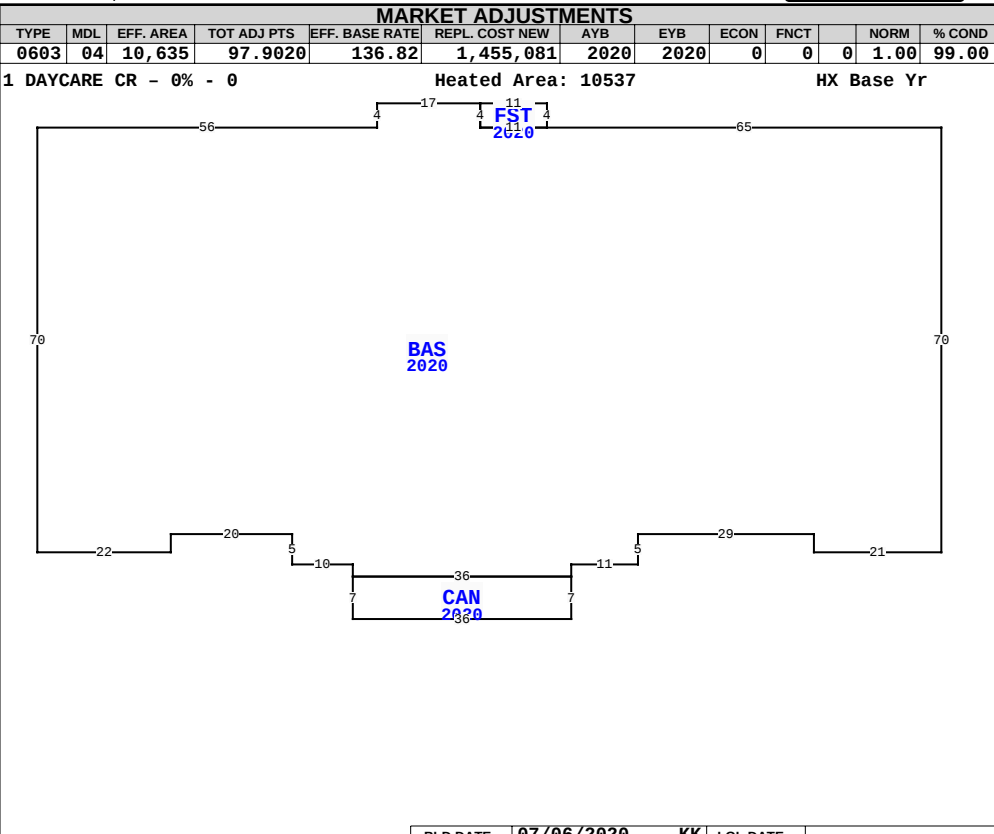
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4086.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 10,537           | 100         | 10,537       | 1,427,255            |
| CAN       | 252              | 30          | 76           | 10,294               |
| FST       | 44               | 50          | 22           | 2,980                |
| TOTALS    | 10,833           |             | 10,635       | 1,440,530            |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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  | 22,559.00 | SF | 2.00     | 2.00           | 100       | 2020    | 2020        | 3 | 86     | 38,801          |       |
| 2   | 0400       | CONC CURB   | 0       | 0 | 0  | 1,322.00  | LF | 15.00    | 15.00          | 100       | 2020    | 2020        | 3 | 99     | 19,632          |       |
| 3   | 0812       | CONCRETE C  | 0       | 0 | 0  | 3,069.00  | SF | 4.00     | 4.00           | 100       | 2020    | 2020        | 3 | 99     | 12,153          |       |
| 4   | 0972       | ST LGHT UN  | 0       | 0 | 0  | 9.00      | UT | 1,897.50 | 1,897.50       | 100       | 2020    | 2020        | 3 | 96     | 16,394          |       |
| 5   | 0812       | CONCRETE C  | 0       | 0 | 0  | 1,786.00  | SF | 4.00     | 4.00           | 100       | 2020    | 2020        | 3 | 99     | 7,073           |       |
| 6   | 0858       | SCULP CONC  | 0       | 0 | 25 | 250.00    | SF | 13.00    | 13.00          | 100       | 2020    | 2020        | 3 | 100    | 3,250           |       |
| 7   | 0812       | CONCRETE C  | 0       | 0 | 0  | 1,438.00  | SF | 4.00     | 4.00           | 100       | 2020    | 2020        | 3 | 99     | 5,694           |       |
| 8   | 0423       | CL FNC 5'   | 0       | 0 | 0  | 418.00    | LF | 6.85     | 6.85           | 100       | 2020    | 2020        | 3 | 96     | 2,749           |       |
| 9   | 1123       | CB 8"       | 0       | 0 | 0  | 1,872.00  | SF | 6.15     | 6.15           | 100       | 2020    | 2020        | 3 | 99     | 11,398          |       |
| 10  | 0422       | CL FNC 4'   | 0       | 0 | 0  | 428.00    | LF | 15.00    | 15.00          | 100       | 2020    | 2020        | 3 | 96     | 6,163           |       |

| 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 |
| 1                | 001920   | C   | PROF DAYCARE         | 0   |     | PD - E   | 0.00  | 0.00  | 96,703.00   | SF          |     | 1.00     | 1.00   | 1.00    | 5.00       | 5.00           | 483,515    |                             |      |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 07/06/2020 | KK | LGL DATE  |            |
| XF DATE  | 07/06/2020 | KK | LAND DATE | 07/06/2020 |
| INC DATE |            |    | AG DATE   |            |

110 FLOCO AVE, YULEE

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 3 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 1,440,530 |  |             |
| TOTAL MARKET OB/XF VALUE  | 190,833   |  |             |
| TOTAL LAND VALUE - MARKET | 483,515   |  |             |
| TOTAL MARKET VALUE        | 2,114,078 |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 2,114,078 |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 2,114,078 |  |             |
| TOTAL JUST VALUE          | 2,114,078 |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 2,182,669 |  |             |

| PERMIT NUM | DESCRIPTION    | AMT       | ISSUED     |
|------------|----------------|-----------|------------|
| 20000049   | XFOB-ENCLOSURE | 7,436     | 01/24/2020 |
| 18008838   | NEW CONST      | 1,588,188 | 12/18/2018 |
| 18009344   | SITE WORK      | 450,000   | 12/18/2018 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2209/1057                      | 7/10/2018 | SW        | Q   | V   | 01     |
| GRANTOR: WILDLIGHT LLC         |           |           |     |     |        |
| GRANTEE: EIG14T RCCC 230 FL    |           |           |     |     |        |
| 2203/1180                      | 6/13/2018 | QC        | U   | V   | 11     |
| GRANTOR: RAYDIENT LLC D/B/A RA |           |           |     |     |        |
| GRANTEE: WILDLIGHT LLC ET AL   |           |           |     |     |        |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                                                                                                                      |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=2020] W65 FST=[YR=2020] N4 W11 S4 E11\$ W11 N4 W17 S4 W56 S70 E22 N3 E20 S5 E10 S2 CAN=[YR=2020] S7 E36 N7 W36\$ E36 N2 E11 N5 E29 S3 E21 N70\$. |  |  |

**EIG14T RCCC 230 FL YULEE LLC**  
**1695 TWELVE MILE RD #100**  
**BERKLEY, MI 48072**

# 2024

**44-2N-27-1000-00TI-0000**

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