IN OR 1694/1271
EX R/W OR 730/1726
EX 1-39 & 1-42

VICTAULIC COMPANY
4901 KESSLERSVILLE ROAD
EASTON, PA 18044

2024

51-3N-27-0000-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

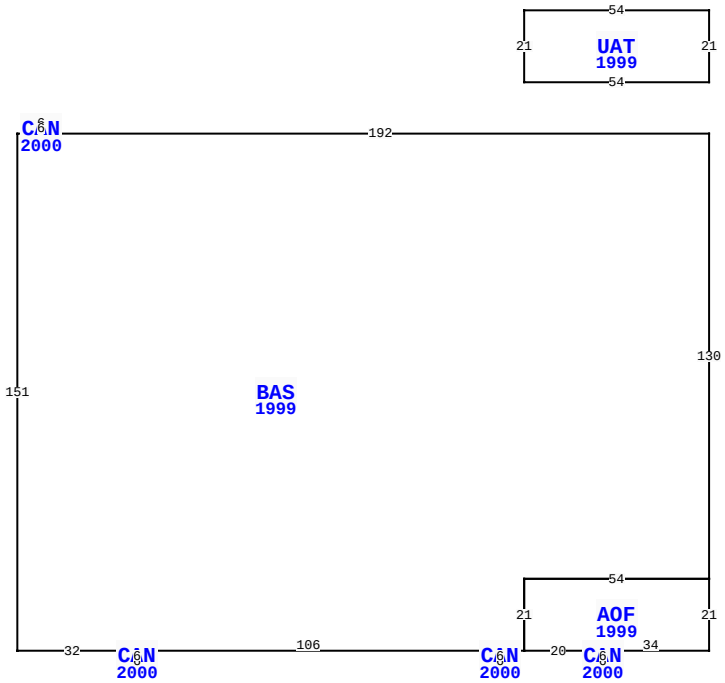
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		23 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,134	185	2,098	79,407
BAS	29,368	100	29,368	1,111,550
CAN	18	30	5	189
CAN	18	30	5	189
CAN	18	30	5	189
CAN	18	30	5	189
UAT	1,134	10	113	4,277
TOTALS	31,708		31,599	1,195,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	31,599	102.0110	54.07	1,708,558	1999	1999	0	0	0	30.00	70.00

2 DIST WAREH – 0% - 0 Heated Area: 30615 HX Base Yr



86202 COASTLINE DR, YULEE

BLD DATE	04/25/2019	KK	LGL DATE		
XF DATE	04/25/2019	KK	LAND DATE	06/20/2024	TD
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,195,991
TOTAL MARKET OB/XF VALUE	146,007
TOTAL LAND VALUE - MARKET	821,112
TOTAL MARKET VALUE	2,163,110
SOH/AGL Deduction	792,383
ASSESSED VALUE	1,370,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,370,727
TOTAL JUST VALUE	2,163,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,916,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311865	CHNGE SRVC	5,000	10/01/2003
B0311262	FOUNDATION	10,000	06/01/2003
E029391	CHNGE SRVC	16,000	05/01/2002
B0108707	ADDITION	1,004,000	09/01/2001
E007521	CHNGE SRVC	25,000	12/01/2000
B0007006	XFOB	7,500	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/1271	7/29/2010	QC	U	I	11	100
GRANTOR: COASTLINE PLASTICS LL						
GRANTEE: VICTAULIC COMPANY						
1639/1871	9/16/2009	WD	U	I	11	100
GRANTOR: YULEE PLASTICS INC						
GRANTEE: COASTLINE PLASTICS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W192 CAN=[YR=2000] N3 W6 S3 E6$ W10 S151 E32 CAN=[YR=2000] S3 E6 N3 W6$ E106 CAN=[YR=2000] S3 E6 N3 W6$ E10 AOF=[YR=1999] E20 CAN=[YR=2000] S3 E6 N3 W6$ E34 N21 W54 S21$ N21 E54 N130$ PTR=N15 UAT=[YR=1999] N21 W54 S21 E54$ S15$.

EXTRA FEATURES

LN	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	1089	HYDRL RAMP	0	0	0	0	4.00	UT	5,500.00	5,500.00	100	1999	1999	3	50	11,000	
2	0966	FIRE SPRNK	0	0	0	0	30,502.00	SF	3.00	3.00	100	1999	1999	3	77	70,460	
3	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1999	1999	3	20	480	
4	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1999	1999	3	20	240	
5	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	1999	1999	3	100	1,100	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1999	1999	3	48	2,429	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1999	1999	3	48	480	
8	0730	LOAD RAMP	0	0	60	45	2,700.00	LF	8.91	8.91	100	1999	1999	3	93	22,373	
9	0810	CONCRETE A	0	0	0	0	805.00	SF	6.50	6.50	100	1999	1999	3	77	4,029	
10	0803	ASPHALT C	0	0	0	0	27,761.00	SF	2.00	2.00	100	1999	1999	3	50	27,761	

TOTAL OB/XF 140,352

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0	0006	PUD	0.00	0.00	252,650.00	SF		1.00	1.00	1.00	3.25	3.25	821,112							

REVIEW DATE 04/25/2019 BY KK Total Acres: 5.80 Total Land Value: 821,112 Market: 0 Agricultural: 0 Common: 821,112 PRINTED 08/06/2024 BY SYS

IN OR 1694/1271
EX R/W OR 730/1726
EX 1-39 & 1-42

VICTAULIC COMPANY
4901 KESSLERSVILLE ROAD
EASTON, PA 18044

2024

51-3N-27-0000-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,195,991
TOTAL MARKET OB/XF VALUE	146,007
TOTAL LAND VALUE - MARKET	821,112
TOTAL MARKET VALUE	2,163,110
SOH/AGL Deduction	792,383
ASSESSED VALUE	1,370,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,370,727
TOTAL JUST VALUE	2,163,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,916,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996162	CHNGE SRVC	20,000	08/01/1999
B9906148	NEW CONSTR	809,415	06/01/1999
B9905957	NEW CONSTR	124,500	04/01/1999
Z970895	NEW CONSTR	0	10/01/1997
94-01565	NEW CONSTR	508,356	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/1271	7/29/2010	QC	U	I	11	100
GRANTOR: COASTLINE PLASTICS LL						
GRANTEE: VICTAULIC COMPANY						
1639/1871	9/16/2009	WD	U	I	11	100
GRANTOR: YULEE PLASTICS INC						
GRANTEE: COASTLINE PLASTICS						

BLD DATE	04/25/2019	KK	LGL DATE	
XF DATE	04/25/2019	KK	LAND DATE	06/20/2024 TD
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0810	CONCRETE A	0	0	0	0	294.00	SF	6.50	6.50	100	1999	1999	3	77	1,471	
12	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	1999	1999	3	100	900	
13	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1995	1995	3	36	252	
14	0978	SECURTY LT	0	0	0	0	12.00	UT	450.00	450.00	100	1999	1999	3	48	2,592	
15	0430	CL FNC 6B	0	0	0	0	38.00	LF	9.70	9.70	100	1995	1995	3	36	133	
16	0424	CL FNC 6'	0	0	0	0	20.00	LF	24.00	24.00	100	2004	2004	3	64	307	

LAND DESCRIPTION

TOTAL OB/XF 5,655

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/25/2019 BY KK Total Acres: 5.80 Total Land Value: 821,112 Market: 0 Agricultural: 0 Common: 821,112 PRINTED 08/06/2024 BY SYS