



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 90
Exterior Wall	17 CB STUCCO 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FNSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	11 100
Frame	05 STEEL 100
Story Height	22 100
RMS	14 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	4100 LIGHT MANUFACTURE

MAP NUM	MKT AREA	04
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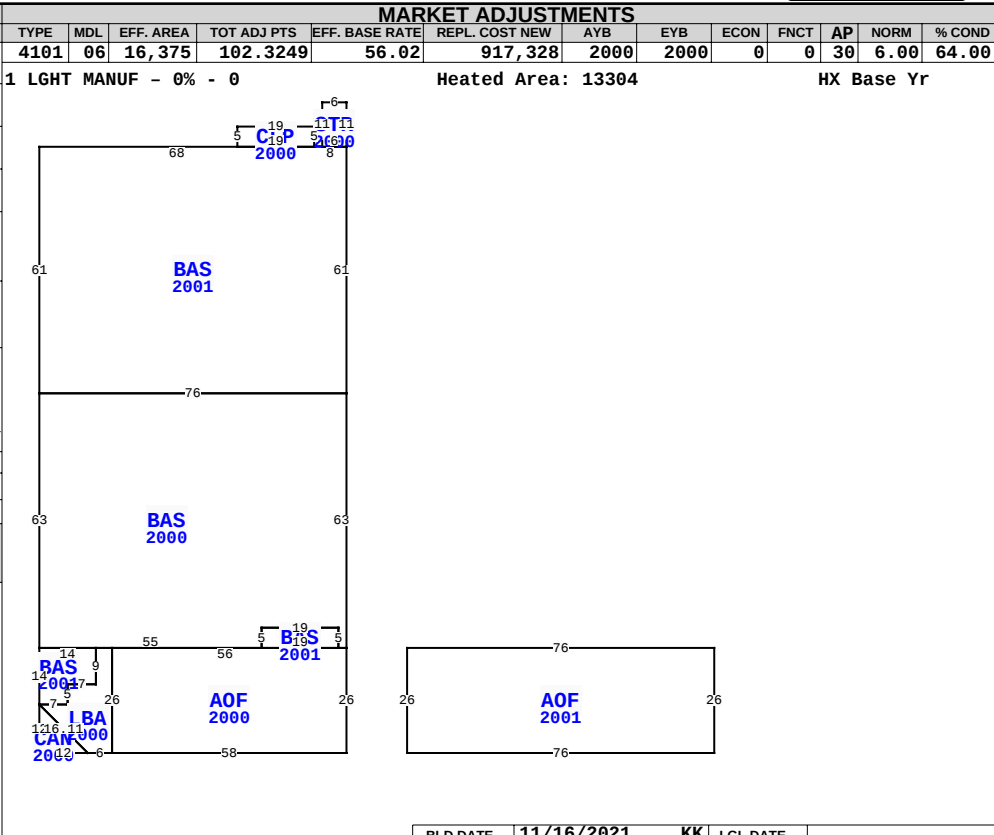
NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,508	185	2,790	100,029
AOF	1,976	185	3,656	131,078
BAS	4,693	100	4,693	168,257
BAS	95	100	95	3,406
BAS	161	100	161	5,772
BAS	4,636	100	4,636	166,214
CAN	72	30	22	788
CLP	95	60	57	2,044
LBA	235	110	258	9,250
STR	66	10	7	251

TOTALS	13,537	16,375	587,090
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00
2	0966	FIRE SPRNK	0	0	0	0	13,304.00	SF	3.00
3	0097	AWNING CN	0	0	0	0	9.00	SF	65.00
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00
5	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00
6	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00
7	0424	CL FNC 6'	0	0	0	0	30.00	LF	30.00
8	0462	ST/AL FNC	0	0	24	0	72.00	SF	10.00
9	0681	POLE SHED	0	0	16	7	112.00	SF	15.00
10	0443	STK FNC 6'	0	0	0	0	42.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004100	C	LIGHT MFG.	0	0003	IH	0.00	0.00	299,257.00



BLD DATE	11/16/2021	KK	LGL DATE	
XF DATE	11/16/2021	KK	LAND DATE	06/20/2024
INC DATE			AG DATE	TD

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
SF		1.00	1.00	1.00	3.25	3.25	972,585		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					587,090				
TOTAL MARKET OB/XF VALUE					101,748				
TOTAL LAND VALUE - MARKET					972,585				
TOTAL MARKET VALUE					1,661,423				
SOH/AGL Deduction					217,795				
ASSESSED VALUE					1,443,628				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,443,628				
TOTAL JUST VALUE					1,661,423				
NCON VALUE					0				
INCOME VALUE					12,453,251				
PREVIOUS YEAR MKT VALUE					1,312,389				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2107181	XFOB-GARAGE DOOR	6,050	06/02/2021
M004181	H/AC	0	01/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/1232	11/13/2020	WD	Q	I	01	1,425,000	
GRANTOR:YULEE TRADE PLEX DEVE							
GRANTEE:ROSENBLAD REAL ESTA							
1579/0453	7/30/2008	WD	Q	I		1,530,000	
GRANTOR:ONPOINT VISUALS INC							
GRANTEE:YULEE TRADE PLEX DE							

BUILDING NOTES									
BUILDING DIMENSIONS									
STR=[YR=2000] N11W6S11E6SBAS=[YR=2001] W8 CLP=[YR=2000] N5 W19 S5 E19\$ W68 S61 BAS=[YR=2000] S63 BAS=[YR=2001] S14 CAN=[YR=2000] S12 E12 LBA=[YR=2000] E6 AOF=[YR=2000] E58 N26 W2 BAS=[YR=2001] N5 W19 S5 E19\$ W56 S26\$ N26 W4 S9 W7 S5 W7 D12 R12 \$ U12 L12 \$ E7 N5 E7 N9 W14\$ E55 N5 E19 S5 E2 N63 W76\$ E76 N61\$ PTR=S124 E15 AOF=[YR=2001] E76S26W76N26\$N124 W15\$.									

[illegible]