



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	22	PRECAST PN 100		
Roof Structur	09	RIDGE FRME 100		
Roof Cover	04	BUILT-UP 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		18 100		
Frame	04	REIN CONC 100		
Story Height		18 100		
RMS		12 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
Occupancy	00	OWNER OCC 100		
Quality		03	Quality Level 03	
DOR CODE		4100	LIGHT MANUFACTURE	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,438	185	8,210	300,223
BAS	4,550	100	4,550	166,384
BAS	22,600	100	22,600	826,437
CAN	112	30	34	1,243
CLP	3,640	60	2,184	79,864
TOTALS	35,340		37,578	1,374,152

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4101	06	37,578	95.4180	52.24	1,963,075	2003	2003	0	0	25	5.00	70.00
1 LGHT MANUF - 0% - 0												
Heated Area: 31588 HX Base Yr												
86412 GENE LASSERRE BLVD, YULEE												

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VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		1, 374, 152		
TOTAL MARKET OB/XF VALUE		116, 937		
TOTAL LAND VALUE - MARKET		1, 735, 646		
TOTAL MARKET VALUE		3, 226, 735		
SOH/AGL Deduction		1, 044, 140		
ASSESSED VALUE		2, 182, 595		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		2, 182, 595		
TOTAL JUST VALUE		3, 226, 735		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		2, 637, 946		

EXTRA FEATURES							86412 GENE LASSERRE BLVD, YULEE				INC DATE				AG DATE			
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	0730	LOAD RAMP	0	0	76	66	5,016.00	LF	8.10	8.10	100	2003	2003	3	95	38,598		
2	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2003	2003	3	21	756		
3	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2003	2003	3	100	500		
4	0097	AWNING CN	0	0	0	0	208.00	SF	65.00	65.00	100	2003	2003	3	40	5,408		
5	0402	CONC BUMPE	0	0	0	0	29.00	UT	25.00	25.00	100	2003	2003	3	87	631		
6	0811	CONCRETE B	0	0	0	0	735.00	SF	5.20	5.20	100	2003	2003	3	83	3,172		
7	0462	ST/AL FNC	0	0	0	0	18.00	SF	10.00	10.00	100	2003	2003	3	32	58		
8	0425	CL FNC 8'	0	0	0	0	192.00	LF	10.65	10.65	100	2003	2003	3	61	1,247		
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	787.50	787.50	100	2003	2003	3	61	961		
10	0803	ASPHALT C	0	0	0	0	52,660.00	SF	2.00	2.00	100	2003	2003	3	52	54,766		

LAND DESCRIPTION										TOTAL OB/XF					106,097									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0003	IW	0.00	0.00	534,045.00	SF		1.00	1.00	1.00	3.25	3.25	1,735,646							

