

**SPEARS FLORIDA LAND LLC/
C/O SPEARS MANUFACTURING CO, 15853 OLDEN STREET
SYLMAR, CA 91392**

51-3N-27-0000-0001-0390

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND								
Exterior Wall	15	CONC BLOCK 50								4101	06	74,455	99.2988	54.37	4,048,118	1995	1995	0	0	30	9.00	61.00								
Exterior Wall	25	MOD METAL 50								2 LGHT MANUF - 0% - 0										Heated Area: 65875										
Roof Structur	10	STEEL FRME 100																		HX Base Yr										
Roof Cover	12	MODULAR MT 100																		-16- 17 F17 2462										
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																		-33- 2 SFB 2992										
Plumbing	18	100																		17										
Frame	05	STEEL 100																												
Story Height		20 100																												
RMS		15 100																												
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	200	185	370	12,271																										
AOF	4,160	185	7,696	255,244																										
BAS	476	100	476	15,787																										
BAS	532	100	532	17,644																										
BAS	21,292	100	21,292	706,164																										
BAS	14,000	100	14,000	464,320																										
BAS	20,000	100	20,000	663,314																										
CAN	1,800	30	540	17,910																										
GOF	2,040	210	4,284	142,082																										
GOF	640	210	1,344	44,575																										
TOTALS	73,390		74,455	2,469,352																										
EXTRA FEATURES					86334 COASTLINE DR, YULEE																									
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	29,216.00	SF	2.00	2.00	100	1995	1995	3	50	29,216															
2	0430	CL FNC 6B	0	0	0	444.00	LF	9.70	9.70	100	1995	1995	3	36	1,550															
3	0467	FNC GT 25'	0	0	0	1.00	UT	875.00	875.00	100	1995	1995	3	36	315															
4	0464	FNC GT 10'	0	0	0	2.00	UT	350.00	350.00	100	1995	1995	3	36	252															
5	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00	100	1995	1995	3	20	240															
6	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	1995	1995	3	20	160															
7	4950	BOLLARD	0	0	0	8.00	UT	100.00	100.00	100	1995	1995	3	100	800															
8	0810	CONCRETE A	0	0	0	330.00	SF	6.50	6.50	100	1995	1995	3	70	1,502															
9	0819	CONC 12"	0	0	0	1,296.00	SF	9.50	9.50	100	2000	2000	3	79	9,726															
10	0803	ASPHALT C	0	0	0	124,111.00	SF	2.00	2.00	100	2002	2002	3	50	124,111															
LAND DESCRIPTION					TOTAL OB/XF										167,872															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	628,570.00	SF		1.00	1.00	1.00	3.25	3.25	2,042,852													
2	009530	C	POND	0		PUD	0.00	0.00	8.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	21,500													

BAS=[YR=1995] W258S31BAS=[YR=2014] S19E204 N19W204\$E258N31\$.

PARCEL 1-39 SEC 51-3N-27 &
PARCEL 1-2 SEC 52-3N-27
IN OR 1577/1447

SPEARS FLORIDA LAND LLC/
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SYLMAR, CA 91392

2024

51-3N-27-0000-0001-0390



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	AP	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	01	MINIMUM 50	4101	06	12,000	75.2478	41.20	494,400	2014	2014	0	0	30	2.00	68.00	VALUATION BY		STANDARD																
Exterior Wall	25	MOD METAL 50	4 LGHT MANUF - 0% - 0										Heated Area: 12000					HX Base Yr					Tax Group: 4		Tax Dist:									
Roof Structure	10	STEEL FRME 100	50 240 BAS 2014 240 50										BUILDING MARKET VALUE					3,027,691																
Roof Cover	12	MODULAR MT 100											TOTAL MARKET OB/XF VALUE					490,369																
Interior Wall	01	MINIMUM 50											TOTAL LAND VALUE - MARKET					2,064,352																
Interior Wall	07	NONE 50											TOTAL MARKET VALUE					5,582,412																
Interior Floor	03	CONC FINSH 100											SOH/AGL Deduction					2,399,496																
Ceiling	04	NONE 100											ASSESSED VALUE					3,182,916																
Air Condition	01	NONE 100											TOTAL EXEMPTION VALUE					0																
Heating Type	01	NONE 100											BASE TAXABLE VALUE					3,182,916																
Plumbing	0	100											TOTAL JUST VALUE					5,582,412																
Frame	05	STEEL 100											NCON VALUE					0																
Story Height	21	100											INCOME VALUE																					
RMS	1	100											PREVIOUS YEAR MKT VALUE					4,934,897																
Stories	1.	1. 100																																
Class	00	. 100																																
Units	0	100																																
Occupancy	00	NONE 100																																
Quality	02	Quality Level 02																																
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																														
BAS	12,000	100	12,000	336,192																														
TOTALS	12,000		12,000	336,192																														
EXTRA FEATURES					86334 COASTLINE DR, YULEE																													
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																	
21	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	61	610																		
22	0812	CONCRETE C	0	0	40	80	3,200.00	SF	4.00	4.00	100	2003	2003	3	83	10,624																		
23	0812	CONCRETE C	0	0	80	20	1,600.00	SF	4.00	4.00	100	2007	2007	3	88	5,632																		
24	0812	CONCRETE C	0	0	0	0	2,200.00	SF	4.00	4.00	100	2007	2007	3	88	7,744																		
25	0811	CONCRETE B	0	0	18	33	594.00	SF	5.20	5.20	100	2007	2007	3	88	2,718																		
26	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2008	2008	3	74	5,617																		
27	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2008	2008	3	74	1,110																		
28	0978	SECURTY LT	0	0	0	0	12.00	UT	450.00	450.00	100	1995	1995	3	39	2,106																		
29	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2002	2002	3	20	160																		
30	0351	CARPORT MT	0	0	27	31	837.00	SF	12.00	12.00	100	2008	2008	3	35	3,515																		
LAND DESCRIPTION										TOTAL OB/XF										39,836														
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										
											</																							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 4				4									
ELEMENT		CD	CONSTRUCTION							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										3,027,691									
																								TOTAL MARKET OB/XF VALUE										490,369									
																								TOTAL LAND VALUE - MARKET										2,064,352									
																								TOTAL MARKET VALUE										5,582,412									
																								SOH/AGL Deduction										2,399,496									
																								ASSESSED VALUE										3,182,916									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										3,182,916									
																								TOTAL JUST VALUE										5,582,412									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										4,934,897									