



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	05 DRYWALL 100
Interior Floo	03 CONC FINSH 70
Interior Floo	14 CARPET 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	10 100
Frame	05 STEEL 100
Story Height	26 100
RMS	8 100
Stories	0 0 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	4800 WAREHOUSE-STORAGE

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	3,120	185	5,772	127,007
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BAS	6,955	100	6,955	153,037
STR	130	10	13	286
ULP	2,140	30	642	14,127

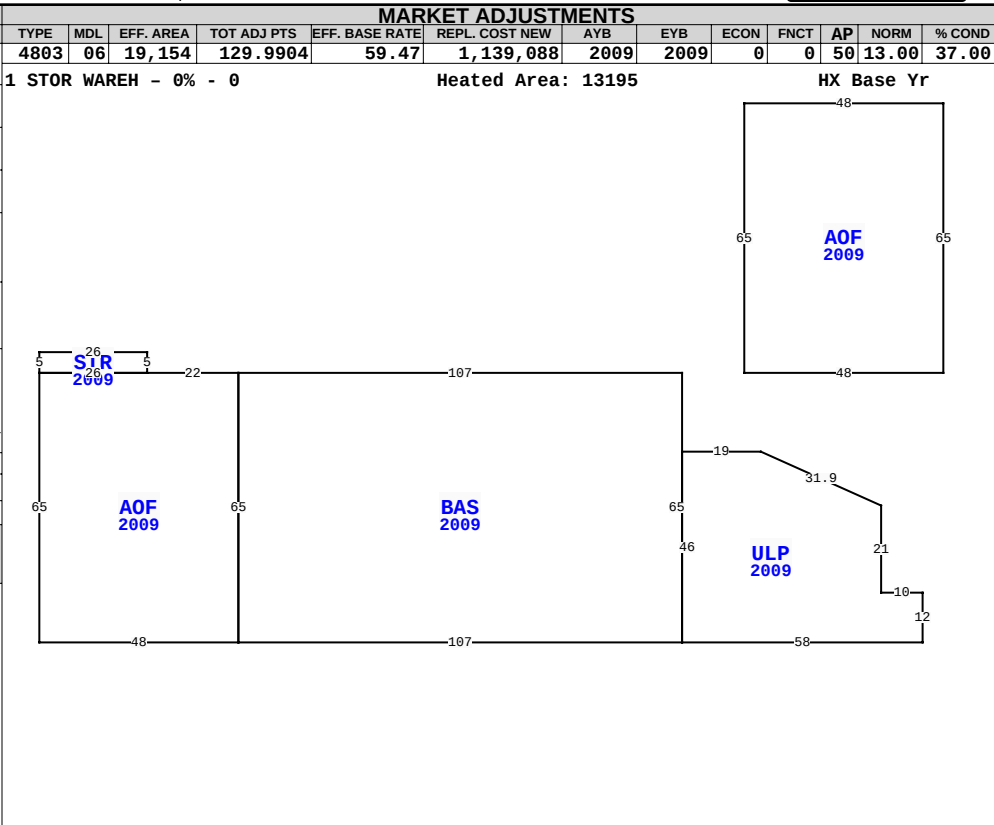
TOTALS	15,465	19,154	421,463
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EXTRA FEATURES

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	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2009	2009	3	40	400	
2	0810	CONCRETE A	0	0	0	0	233,431.00	SF	6.50	6.50	100	2009	2009	3	90	1,365,571	
3	1123	CB 8"	0	0	350	2	700.00	SF	6.15	6.15	100	2009	2009	3	90	3,875	
4	6002	EL ROLL DR	0	0	0	0	8.00	UT	900.00	900.00	100	2009	2009	3	40	2,880	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500	
6	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2009	2009	3	100	10,200	
7	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	2009	2009	3	100	2,000	
8	0400	CONC CURB	0	0	472	0	1,472.00	LF	15.00	15.00	100	2009	2009	3	93	20,534	
9	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2009	2009	3	76	13,460	
10	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2009	2009	3	76	3,762	

LAND DESCRIPTION

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	004800	C	WAREHOUSE	0	0003	IW	0.00	0.00	472,190.00	SF		1.00	1.00	1.00	3.25	3.25	1,534,618							
2	009630	C	SWAMP	0		IW	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							



BLD DATE	12/11/2014	KK	LGL DATE	
XF DATE	04/25/2019	KK	LAND DATE	06/20/2024
INC DATE			AG DATE	TD

86280 GENE LASSERRE BLVD, YULEE

TOTAL OB/XF																	1,424,182
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	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2009	2009	3	40	400	
2	0810	CONCRETE A	0	0	0	0	233,431.00	SF	6.50	6.50	100	2009	2009	3	90	1,365,571	
3	1123	CB 8"	0	0	350	2	700.00	SF	6.15	6.15	100	2009	2009	3	90	3,875	
4	6002	EL ROLL DR	0	0	0	0	8.00	UT	900.00	900.00	100	2009	2009	3	40	2,880	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500	
6	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2009	2009	3	100	10,200	
7	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	2009	2009	3	100	2,000	
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NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		DIRECT_CAP
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		2,490,676
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,490,676
SOH/AGL Deduction		0
ASSESSED VALUE		2,490,676
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,490,676
TOTAL JUST VALUE		2,490,676
NCON VALUE		0
INCOME VALUE		2,490,676
PREVIOUS YEAR MKT VALUE		2,490,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22187	CO ISSUED	0	04/17/2009
B22187	NEW CONSTR	1,042,405	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1677	6/04/2020	SW	U	I	37	1,850,000

GRANTOR: RDL LOGISTICS LLC
GRANTEE: FIRST ENTERPRISE PR
1594/0453 11/20/2008 WD Q V 963,300
GRANTOR: FLA PETROLELUM CORP
GRANTEE: RDL LOGISTICS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W107 AOF=[YR=2009] W22 STR=[YR=2009] W26 N5 E26 S5\$ W26 S65 E48 N65\$ S65E107 ULP=[YR=2009] E58 N12 W10 N21 U13 L29 W19 S46\$ N65\$ PTR=E15AOF=[YR=2009] E48 N65 W48 S65\$ W15\$.

[illegible]