

STRATEGIC EQUITY INVESTMENTS LLC
3315 BISHOP ESTATES ROAD
ST JOHNS, FL 32259

25-2N-28-0000-0002-0460

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	17	CB STUCCO 50								1602	04	7,485	135.5574	141.66	1,060,325	2015	2015		0	0	0	9.00	91.00	VALUATION BY																									
Exterior Wall	28	GLASS THRM 50								2 NBHD SHOP - 0% - 2023										Heated Area: 7470										HX Base Yr										DIRECT_CAP									
Roof Structure	09	RIDGE FRME 100																												Tax Group: 4										Tax Dist:									
Roof Cover	04	BUILT-UP 100																												BUILDING MARKET VALUE										2,046,167									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										0									
Interior Floor	03	CONC FINSH 70																												TOTAL LAND VALUE - MARKET										0									
Interior Floor	14	CARPET 30																												TOTAL MARKET VALUE										2,046,167									
Ceiling	04	NONE 70																												ASSESSED VALUE										2,046,167									
Ceiling	01	FIN.SUSPD 30																												TOTAL EXEMPTION VALUE										0									
Air Condition	04	ROOF TOP 100																												BASE TAXABLE VALUE										2,046,167									
Heating Type	04	AIR DUCTED 100																												TOTAL JUST VALUE										2,046,167									
Fixtures		29 100																												NCON VALUE										0									
Frame	03	MASONRY 100																												INCOME VALUE										2,046,167									
Story Height		18 100																												PREVIOUS YEAR MKT VALUE										2,046,063									
RMS		9 100																												AS OF 9/2024KW: TENANTS ARE										UNIT A = TASTY'S (									
Stories	1.	1. 100																																															
Units		0 100																																															
Occupancy	00	OWNER OCC 100																																															
Quality	04	Quality Level 04																																															
DOR CODE	1600	COMMUNITY SHOPPING																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	4002.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,875	100	2015	1,875	241,708																																												
BAS	2,250	100	2016	2,250	290,049																																												
BAS	3,345	100	2022	3,345	431,206																																												
FST	30	50	2015	15	1,934																																												
TOTALS	7,500			7,485	964,896																																												
EXTRA FEATURES					463852 SR 200, 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	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	1998	1998	3	42	8,501																																	
2	0803	ASPHALT C	0	0	0	0	27,309.00	SF	2.00	2.00	100	2015	2015	3	74	40,417																																	
3	0400	CONC CURB	0	0	0	0	938.00	LF	15.00	15.00	100	2015	2015	3	96	13,507																																	
4	0812	CONCRETE C	0	0	0	0	2,244.00	SF	4.00	4.00	100	2015	2015	3	95	8,527																																	
5	0097	AWNING CN	0	0	0	0	98.00	SF	65.00	65.00	100	2015	2015	3	75	4,778																																	
6	0098	AWNING MTL	0	0	0	0	460.00	SF	13.00	13.00	100	2015	2015	3	65	3,887																																	
7	0402	CONC BUMPE	0	0	0	0	37.00	UT	25.00	25.00	100	2015	2015	3	96	888																																	
8	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	6.50	100	2015	2015	3	95	939																																	
9	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	2015	2015	3	95	173																																	
10	0810	CONCRETE A	0	0	0	0	138.00	SF	6.50	6.50	100	2015	2015	3	95	852																																	
LAND DESCRIPTION										TOTAL OB/XF										82,469																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	001600	C	SH CTR COM	0		PUD	247.00	217.00	53,508.00	SF		1.00	1.00	1.00	19.00	19.00	1,016,652																																

[illegible]

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