

**YULEE JUNCTION LLC/
5150 TIMUQUANA ROAD
JACKSONVILLE, FL 32210**

27-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																							
Exterior Wall	15	CONC BLOCK 70								1602	04	29,812	100.8472	105.39	3,141,887	2004	2004		0	0	23.50	76.50	VALUATION BY																																						
Exterior Wall	28	GLASS THRM 30								1 NBHD SHOP - 0% - 2023														Heated Area: 28660								HX Base Yr								DIRECT_CAP																					
Roof Structur	09	RIDGE FRME 100																														Tax Group: 4								Tax Dist:																					
Roof Cover	04	BUILT-UP 100																														BUILDING MARKET VALUE								3,299,187																					
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								0																					
Interior Floo	03	CONC FINSH 60																														TOTAL LAND VALUE - MARKET								0																					
Interior Floo	13	LVT/LAMNT 40																														TOTAL MARKET VALUE								3,299,187																					
Ceiling	01	FIN.SUSPD 100																														SOH/AGL Deduction								0																					
Air Condition	04	ROOF TOP 100																														ASSESSED VALUE								3,299,187																					
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								0																					
Fixtures	04	52 100																														BASE TAXABLE VALUE								3,299,187																					
Frame	03	MASONRY 100																														TOTAL JUST VALUE								3,299,187																					
Story Height		14 100																														NCON VALUE								0																					
RMS		36 100																														INCOME VALUE								3,299,187																					
Stories	1.	1. 100																														PREVIOUS YEAR MKT VALUE								3,299,187																					
Units	00	0 100																																																											
Occupancy	00	NONE 100																																																											
Quality	03	Quality Level 03																																																											
DOR CODE	1600	COMMUNITY SHOPPING																																																											
MAP NUM		MKT AREA																														04																													
NEIGHBORHOOD/LOC	4002.00																																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																								
BAS	1,200	100	2004	1,200	96,748																																																								
BAS	1,500	100	2004	1,500	120,935																																																								
BAS	1,500	100	2004	1,500	120,935																																																								
BAS	1,500	100	2004	1,500	120,935																																																								
BAS	2,080	100	2004	2,080	167,696																																																								
BAS	2,280	100	2004	2,280	183,821																																																								
BAS	3,000	100	2004	3,000	241,870																																																								
BAS	15,600	100	2004	15,600	1,257,724																																																								
CAN	3,840	30	2005	1,152	92,878																																																								
TOTALS	32,500			29,812	2,403,544																																																								
EXTRA FEATURES						474260 SR 200, FERNANDINA BEACH														BLD DATE 02/03/2022 XF DATE 06/16/2022 INC DATE														KK KK LGL DATE LAND DATE AG DATE														04/25/2025 DC													
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	0812	CONCRETE C	0	0	0	0	3,716.00	SF	4.00	4.00	100	2004	2004	3	83	12,337																																													
2	0803	ASPHALT C	0	0	0	0	47,121.00	SF	2.00	2.00	100	2004	2004	3	52	49,006																																													
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2004	2004	3	100	400																																													
4	1126	CB/STC 8"	0	0	0	0	618.00	SF	8.00	8.00	100	2004	2004	3	83	4,104																																													
5	1123	CB 8"	0	0	0	0	736.00	SF	6.15	6.15	100	2004	2004	3	83	3,757																																													
6	0400	CONC CURB	0	0	0	0	2,749.00	LF	15.00	15.00	100	2004	2004	3	87	35,874																																													
7	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2004	2004	3	61	15,433																																													
8	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	2004	2004	3	61	2,440																																													
9	0966	FIRE SPRNK	0	0	0	0	28,600.00	SF	3.00	3.00	100	2004	2004																																																

**YULEE JUNCTION LLC/
5150 TIMUQUANA ROAD
JACKSONVILLE, FL 32210**

27-2N-28-0000-0001-0000

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		NORM	% COND	VALUATION SUMMARY																				
																								VALUATION BY										DIRECT_CAP									
																								Tax Group: 4										Tax Dist:									
																								BUILDING MARKET VALUE										3,299,187									
																								TOTAL MARKET OB/XF VALUE										0									
																								TOTAL LAND VALUE - MARKET										0									
																								TOTAL MARKET VALUE										3,299,187									
																								SOH/AGL Deduction										0									
																								ASSESSED VALUE										3,299,187									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										3,299,187									
																								TOTAL JUST VALUE										3,299,187									
																								NCON VALUE										0									
																								INCOME VALUE										3,299,187									
																								PREVIOUS YEAR MKT VALUE										3,299,187									