

PEFFERLE DAYN R REV TRUST/PEFFERLE DAYN R TRUSTEE
C/O 360FIVE LLC, 7643 GATE PKWY #104-686
JACKSONVILLE, FL 32256

2025

37-2N-27-1950-0003-0000

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	22	PRECAST PN 80								1601	04	17,362	112.1988	124.54	2,162,263	2006	2006		0	0	0	50.00	50.00	VALUATION BY																							
Exterior Wall	28	GLASS THRM 20								1 COMNTYSHOP - 0% - 0														Heated Area: 17280								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								2,927,285							
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								0							
Interior Floo	03	CONC FINSH 70																														TOTAL LAND VALUE - MARKET								0							
Interior Floo	11	CLAY TILE 30																														TOTAL MARKET VALUE								2,927,285							
Ceiling	01	FIN.SUSPD 100																														SOH/AGL Deduction								0							
Air Condition	04	ROOF TOP 100																														ASSESSED VALUE								2,927,285							
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								0							
Fixtures	35	100																														BASE TAXABLE VALUE								2,927,285							
Frame	03	MASONRY 100																														TOTAL JUST VALUE								2,927,285							
Story Height	18	100																														NCON VALUE								0							
RMS	13	100																														INCOME VALUE								2,927,285							
Stories	1.	1. 100																														PREVIOUS YEAR MKT VALUE								2,766,091							
Units	0	100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	1600	COMMUNITY SHOPPING																																													
MAP NUM		MKT AREA																04																													
NEIGHBORHOOD/LOC	4058.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,280	100	2006	1,280	79,706																																										
BAS	1,520	100	2006	1,520	94,651																																										
BAS	4,400	100	2006	4,400	273,988																																										
BAS	10,080	100	2006	10,080	627,682																																										
CAN	272	30	2013	82	5,106																																										
TOTALS	17,552			17,362	1,081,132																																										
EXTRA FEATURES					463797 SR 200, YULEE															BLD DATE 04/10/2025					KW					LGL DATE					04/25/2025					DC							
					XF DATE 04/10/2025					KW					LGL DATE																																
					INC 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	0098	AWNING MTL	0	0	42	6	252.00	SF	13.00	13.00	100	2006	2006	3	24	786																															
2	0098	AWNING MTL	0	0	42	6	252.00	SF	13.00	13.00	100	2006	2006	3	24	786																															
3	0812	CONCRETE C	0	0	0	0	5,998.00	SF	4.00	4.00	100	2006	2006	3	86	20,633																															
4	0966	FIRE SPRNK	0	0	80	16	17,280.00	SF	3.00	3.00	100	2006	2006	3	86	44,582																															
5	0803	ASPHALT C	0	0	0	0	129,028.00	SF	2.00	2.00	100	2006	2006	3	56	144,511																															
6	0400	CONC CURB	0	0	0	0	1,720.00	LF	15.00	15.00	100	2006	2006	3	89	22,962																															
7	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2006	2006	3	100	400																															
8	0424	CL FNC 6'	0	0	0	0	2,010.00	LF	20.00	20.00	100	2006	2006	3	66	26,532																															
9	1122	CB 6"	0	0	0	0	488.00	SF	5.85	5.85	100	2007	2007	3	87	2,484																															
10	0810	CONCRETE A	0	0	0	0	286.00	SF	6.50	6.50	100	2007	2007	3	87	1,617																															
LAND DESCRIPTION										TOTAL OB/XF										265,293																											
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	0003	IW	0.00	0.00	102,800.00	SF		1.00	1.00	1.00	10.00	10.00	1,028,000																													
2	009602	C	RETENTION PO		0	0003	IW	0.00	0.00	3.83	AC		1.00	1.00	1.00	100.00	100.00	383																													
3	009400	C	RIGHT-OF-WAY		0	0003	IW	0.00	0.00	2.25	AC		1.00	1.00	1.00	100.00	100.00	225																													
4	009605	C	WETLANDS		0		IW	0.00	0.00	16.06	AC		1.00	1.00	1.00	1,000.00	1,000.00	16,060																													
REVIEW DATE	04/10/2025		BY	KW		Total Acres: 22.14		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 07/30/2025 BY SYS																															

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