

MJK YULEE LLC
442 MOON RIVER COURT
SAVANNAH, GA 31406

37-2N-27-1950-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																												
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	50	2501	04	5,190	146.4300	125.56	651,656	2022	2022	0	0	0	1.00	99.00																																																
Exterior Wall	20	1 SERV SHOP - 0% - 2023										Heated Area: 4700										HX Base Yr																																										
Roof Structure	09	RIDGE FRME	100											BUILDING MARKET VALUE										645,139																																								
Roof Cover	04	BUILT-UP	50											TOTAL MARKET OB/XF VALUE										58,501																																								
Roof Cover	12	MODULAR MT	50											TOTAL LAND VALUE - MARKET										821,704																																								
Interior Wall	05	DRYWALL	100											TOTAL MARKET VALUE										1,525,344																																								
Interior Floor	03	CONC FINSH	80											SOH/AGL Deduction										0																																								
Interior Floor	11	CLAY TILE	20											ASSESSED VALUE										1,525,344																																								
Ceiling	02	F.NOT SUS	100											TOTAL EXEMPTION VALUE										0																																								
Air Condition	01	NONE	100											BASE TAXABLE VALUE										1,525,344																																								
Heating Type	01	NONE	100											TOTAL JUST VALUE										1,525,344																																								
Fixtures	03	8 100												NCON VALUE										0																																								
Frame		MASONRY	100	INCOME VALUE																																																												
Story Height		20 100		PREVIOUS YEAR MKT VALUE										1,612,994																																																		
RMS		7 100		EXPRESS OIL CHANGE + TIRE ENGINEERS																																																												
Stories	1.	1. 100																																																														
Units		0 100																																																														
Occupancy	00	NONE	100																																																													
Quality	06	Quality Level	06																																																													
DOR CODE	2500	REPAIR SERVICE												PERMIT NUM										DESCRIPTION										AMT										ISSUED																				
MAP NUM				MKT AREA										04										21012535										NEW CONSTR-AUTO R										411,444										09/17/2021										
NEIGHBORHOOD/LOC	4058.00																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																											
AOF	720	100	2022	720	89,499																																																											
BAS	1,320	100	2022	1,320	164,082																																																											
BAS	2,660	100	2022	2,660	330,650																																																											
CAN	60	30	2022	18	2,237																																																											
UBM	1,350	35	2022	472	58,671																																																											
TOTALS	6,110			5,190	645,139																																																											
EXTRA FEATURES					463821 SR 200, YULEE										BLD DATE										10/06/2022										HS										LGL DATE																			
															XF DATE										10/06/2022										HS										LAND DATE																			
															INC DATE																														AG 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	0803	ASPHALT C	0	0	0	0	18,079.00	SF	2.00	2.00	100	2022	2022	3	88	31,819																																																
2	0812	CONCRETE C	0	0	0	0	916.00	SF	4.00	4.00	100	2022	2022	3	99	3,627																																																
3	1123	CB 8"	0	0	2	5	10.00	SF	6.15	6.15	100	2022	2022	3	99	61																																																
4	0400	CONC CURB	0	0	0	0	798.00	LF	15.00	15.00	100	2022	2022	3	99	11,850																																																
5	4950	BOLLARD	0	0	0	0	32.00	UT	100.00	100.00	100	2022	2022	3	100	3,200																																																
6	1123	CB 8"	0	0	0	0	52.00	SF	6.15	6.15	100	2022	2022	3	99	317																																																
7	0812	CONCRETE C	0	0	0	0	220.00	SF	4.00	4.00	100	2022	2022	3	99	871																																																
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2022	2022	3	98	1,176																																																
9	6001	ROLLUP DR	0	0	0	0	12.00	UT	400.00	400.00	100	2022	2022	3	93	4,464																																																
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2022	2022	3	93	1,116																																																
LAND DESCRIPTION					TOTAL OB/XF										58,501																																																	
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	002500	C	SRVC SHOPS	0		IW	0.00	0.00	39,316.00	SF		1.00	1.00	1.10	19.00	20.90	821,704																																															