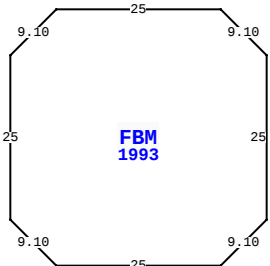
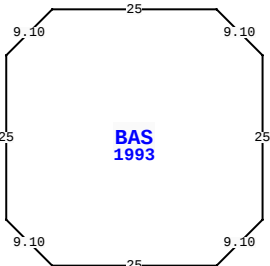
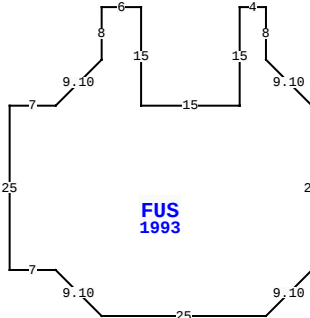


THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

39-3N-27-0000-0001-0360

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																									
Exterior Wall		05	AVERAGE 100		0303		04	3,992	96.1732	104.83	418,481	1977	1977		0	0	19.00	81.00	VALUATION BY					STANDARD																				
Roof Structure		06	MANSARD 100		1 CLUB HOUSE - 0% - 2024										Heated Area: 3992										HX Base Yr																			
Roof Cover		10	WD SHINGLE 100																																BUILDING MARKET VALUE					796,407				
Interior Wall		06	CUST PANEL 100																																TOTAL MARKET OB/XF VALUE					10,752				
Interior Floor		09	PINE WOOD 60																																TOTAL LAND VALUE - MARKET					999,090				
Interior Floor		03	CONC FINSH 40																																TOTAL MARKET VALUE					1,806,249				
Ceiling		01	FIN.SUSPD 100																																SOH/AGL Deduction					0				
Air Condition		03	CENTRAL 100																																ASSESSED VALUE					1,806,249				
Heating Type		04	AIR DUCTED 100																																TOTAL EXEMPTION VALUE					0				
Fixtures		9	100																																BASE TAXABLE VALUE					1,806,249				
Frame		01	TYP WD 100																																TOTAL JUST VALUE					1,806,249				
Story Height			9 100																																NCON VALUE					0				
RMS			1 100		INCOME VALUE																																							
Stories		2.	2. 100		PREVIOUS YEAR MKT VALUE					1,739,010																																		
Units			0 100																																									
BUD8 Adjustme		04	DIST 01 100																																									
Occupancy		00	NONE 100																																									
Quality		03	Quality Level 03																																									
DOR CODE		7700	CLUBS/LODGES/HALLS																																									
MAP NUM			MKT AREA		04																																							
NEIGHBORHOOD/LOC		4031.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,423	100	1993	1,423	120,830																																							
FBM	1,423	70	1993	996	84,573																																							
FUS	1,573	100	1993	1,573	133,567																																							
TOTALS		4,419		3,992	338,970																																							
EXTRA FEATURES						87678 BELL RIVER EST RD, YULEE										BLD DATE				LGL DATE		04/11/2025		MLU																				
																XF DATE				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	0940	SHEDS/PORT	0	0	14	32		448.00	SF	15.00		15.00	100	1991	1991	3	20	1,344																										
2	0940	SHEDS/PORT	0	0	12	16		192.00	SF	20.10		20.10	100	1980	1980	3	20	772																										
3	0940	SHEDS/PORT	0	0	12	16		192.00	SF	20.10		20.10	100	1980	1980	3	20	772																										
4	0940	SHEDS/PORT	0	0	12	16		192.00	SF	20.10		20.10	100	1980	1980	3	20	772																										
5	0940	SHEDS/PORT	0	0	12	16		192.00	SF	20.10		20.10	100	1980	1980	3	20	772																										
6	1243	WD DECK F	0	0	44	11		484.00	SF	8.00		8.00	100	1977	1977	3	20	774																										
7	1243	WD DECK F	0	0	44	11		484.00	SF	8.00		8.00	100	1977	1977	3	20	774																										
8	1243	WD DECK F	0	0	0	0		78.00	SF	8.00		8.00	100	1997	1997	3	20	125																										
9	0810	CONCRETE A	0	0	11	4		44.00	SF	6.50		6.50	100	1977	1977	3	27	77																										
10	0810	CONCRETE A	0	0	11	4		44.00	SF	6.50		6.50	100	1977	1977	3	27	77																										
LAND DESCRIPTION						TOTAL OB/XF										6,259																												
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	009900	C	ACREAGE NON-	0		OR			26.12	AC		1.00	0.45	0.45	85,000.00	38,250.00	999,090																											
																	</																											

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[illegible]

PT OF E WATERMAN GRANT
SEC 39-3N-27E & PT OF FRACL
SEC 12-3N-27E IN OR 2636/245

THE EGG ROOM LLC
10518 FORT GEORGE ROAD
JACKSONVILLE, FL 32226

2025

39-3N-27-0000-0001-0360



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	13	LVT/LAMNT 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		2 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		1 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	7700 CLUBS/LODGES/HALLS				
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	2015	612	43,817
UOP	435	20	2015	87	6,229
TOTALS	1,047			699	50,045

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	699	77.9625	84.98	59,401	1990	1990	0	0	15.75	84.25

6 CLUB HOUSE - 0% - 2024

Heated Area: 612

HX Base Yr

34

18

18

5

29

15

29

BAS

2015

UOP

2015

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025

MLU

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JACKSONVILLE, FL 32226

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