

SIKES III LLC
474362 SR 200
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0038-0000

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	FNCI	% COND	VALUATION SUMMARY															
Exterior Wall		25	MOD METAL 80							4803	06	7,008	79.7400	36.48	255,652	1992	1992	0	0	0	50.00	50.00	VALUATION BY		STANDARD											
Exterior Wall		19	COMMON BRK 20							1 STOR WAREH - 0% - 0													Heated Area: 5600		HX Base Yr		Tax Group: 4		Tax Dist:							
Roof Structur		10	STEEL FRME 100							The diagram shows a large rectangular building footprint labeled "BAS 1993". Inside it is a smaller rectangle labeled "AOF 1993". At the bottom left corner of the AOF area is a small square labeled "CAN 2014". Dimensions are provided for various parts of the footprints.													188,565													
Roof Cover		12	MODULAR MT 100																				10,935													
Interior Wall		01	MINIMUM 100																				516,360													
Interior Floo		03	CONC FINSH 100																				715,860													
Ceiling		04	NONE 100																				212,005													
Air Condition		01	NONE 100																				503,855													
Heating Type		01	NONE 100																				0													
Plumbing		4	100																				503,855													
Frame		05	STEEL 100																				715,860													
Story Height			14 100																				0													
RMS			1 100							0																										
Stories		1.	1. 100							0																										
Class		00	. 100							478,352																										
Units		0	100							639,586																										
Occupancy		00	NONE 100																																	
Quality		02	Quality Level 02																																	
DOR CODE		4800	WAREHOUSE-STORAGE																																	
MAP NUM			MKT AREA				04																													
NEIGHBORHOOD/LOC		4002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
AOF	1,600	185	1993	2,960	53,991																															
BAS	4,000	100	1993	4,000	72,960																															
CAN	160	30	2014	48	876																															
TOTALS	5,760			7,008	127,826																															
EXTRA FEATURES					474362 SR 200, FERNANDINA BEACH										BLD DATE		01/11/2019		KK		LGL DATE		04/25/2025		DC											
															XF DATE		01/11/2019		KK																	
															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	0467	FNC GT 25'	0	0	0	2.00	UT	875.00	875.00	100	1992	1992	3	28	490																					
2	0424	CL FNC 6'	0	0	0	874.00	LF	20.00	20.00	100	1992	1992	3	28	4,894																					
3	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	1992	1992	3	29	734																					
4	0812	CONCRETE C	0	0	0	1,684.00	SF	4.00	4.00	100	1992	1992	3	62	4,176																					
5	0402	CONC BUMPE	0	0	0	6.00	UT	25.00	25.00	100	1992	1992	3	70	105																					
6	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	1992	1992	3	20	320																					
7	0402	CONC BUMPE	0	0	0	9.00	UT	25.00	25.00	100	2015	2015	3	96	216																					

SIKES III LLC
474362 SR 200
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0038-0000

[illegible]