IN OR 2149/99 (EX UTIL ESMT IN OR 2272/1359)

FKCL INVESTMENTS INC
P.O. BOX 879
YULEE, FL 32097

2025

42-2N-27-0000-0002-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		10 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04

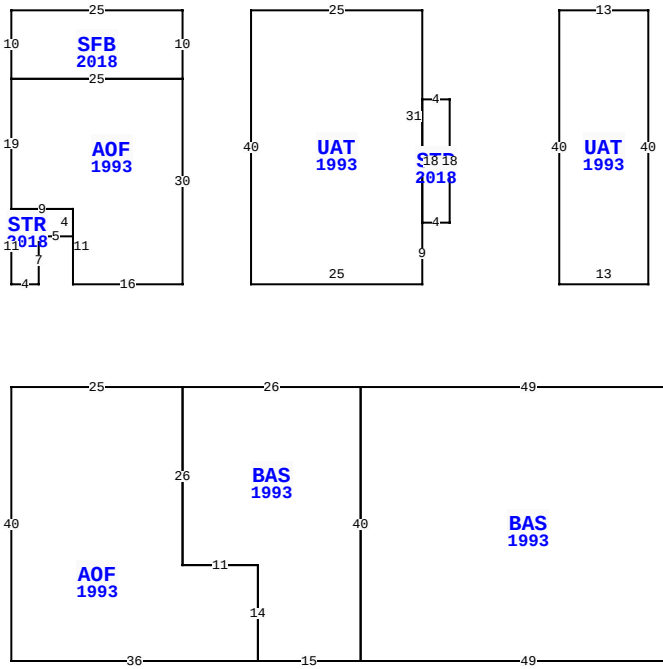
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	651	185	1993	1,204	60,043
AOF	1,154	185	1993	2,135	106,471
BAS	886	100	1993	886	44,185
BAS	1,960	100	1993	1,960	97,744
SFB	250	80	2018	200	9,974
STR	64	10	2018	6	299
STR	72	10	2018	7	349
UAT	520	10	1993	52	2,593
UAT	1,000	10	1993	100	4,987
TOTALS	6,557			6,550	326,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	6,550	104.4518	56.67	371,188	1993	1993	0	0	0	12.00	88.00

1 LGHT MANUF – 0% - 0 Heated Area: 5003 HX Base Yr



850709 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	547,618
TOTAL MARKET OB/XF VALUE	56,999
TOTAL LAND VALUE - MARKET	392,040
TOTAL MARKET VALUE	996,657
SOH/AGL Deduction	444,490
ASSESSED VALUE	552,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	552,167
TOTAL JUST VALUE	996,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	871,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005863	XFOB - STORAGE BL	242,906	10/09/2018
B93-348	NEW CONSTR	158,000	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0099	9/29/2017	WD	Q	I	01	650,000
GRANTOR: MIRSCHEL JO D & JOHN						
GRANTEE: FKCL INVESTMENTS IN						
1683/0716	6/10/2010	QC	U	I	11	100
GRANTOR: MIRSCHEL JOHN H JR						
GRANTEE: MIRSCHEL JO D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 BAS=[YR=1993] W26 AOF=[YR=1993] W25 S40 E36 N14 W11 N26$ S26 E11 S14 E15 N40$ S40 E49 N40$ PTR=N15 W75 AOF=[YR=1993] N30 SFB=[YR=2018] N10 W25 S10 E25$ W25 S19 STR=[YR=2018] S11 E4 N7 E5 N4 W9$ E9 S11 E16$ E10 UAT=[YR=1993] E25 N9 STR=[YR=2018] E4 N18 W4 S18$ N31 W25 S40$ E45 UAT=[YR=1993] E13N40 W13S40$ W45 E65 S15$.

EXTRA FEATURES

LN	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	13,685.00	SF	4.00	4.00	100	1993	1993	3	64	35,034	
2	0400	CONC CURB	0	0	0	0	461.00	LF	15.00	15.00	100	1993	1993	3	72	4,979	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1993	1993	3	20	402	
4	0443	STK FNC 6'	0	0	54	0	54.00	LF	10.00	10.00	100	1993	1993	3	20	108	
5	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	29	131	
6	0430	CL FNC 6B	0	0	0	0	966.00	LF	9.70	9.70	100	1993	1993	3	29	2,717	
7	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1993	1993	3	20	160	
8	7080	SOUND SYS	0	0	0	0	1.00	UT	100.00	100.00	100	1993	1993	3	100	100	
9	0681	POLE SHED	0	0	56	52	2,912.00	SF	15.00	15.00	100	1998	1998	3	25	10,920	
10	0351	CARPORT MT	0	0	34	18	612.00	SF	10.00	10.00	100	2010	2010	3	40	2,448	

TOTAL OB/XF 56,999

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0		IW	0.00	0.00	130,680.00	SF		1.00	1.00	1.00	3.00	3.00	392,040							

REVIEW DATE 05/22/2019 BY KW Total Acres: 3.00 Total Land Value: 392,040 Market: 0 Agricultural: 0 Common: 392,040 PRINTED 07/30/2025 BY SYS

IN OR 2149/99 (EX UTIL ESMT IN OR 2272/1359)

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

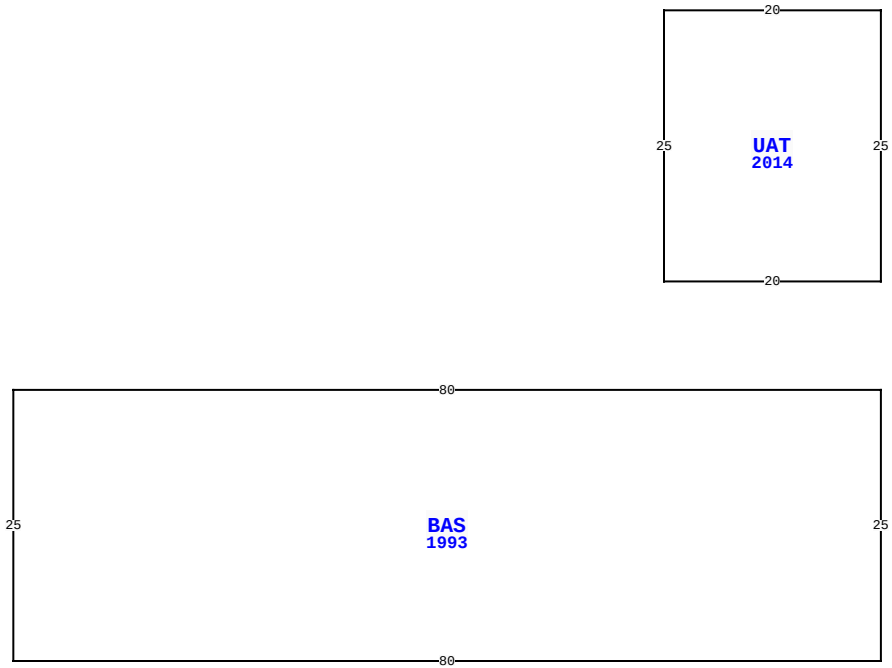
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	47,891
UAT	500	10	2014	50	1,198
TOTALS	2,500			2,050	49,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,050	99.6996	45.61	93,500	1993	1993	0	0	0	47.50	52.50

2 STOR WAREH – 0% - 0 Heated Area: 2050 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 MLU
INC DATE		AG DATE	

850709 US HWY 17, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	547,618
TOTAL MARKET OB/XF VALUE	56,999
TOTAL LAND VALUE - MARKET	392,040
TOTAL MARKET VALUE	996,657
SOH/AGL Deduction	444,490
ASSESSED VALUE	552,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	552,167
TOTAL JUST VALUE	996,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	871,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0099	9/29/2017	WD	Q	I	01	650,000
GRANTOR: MIRSCHEL JO D & JOHN						
GRANTEE: FKCL INVESTMENTS IN						
1683/0716	6/10/2010	QC	U	I	11	100
GRANTOR: MIRSCHEL JOHN H JR						
GRANTEE: MIRSCHEL JO D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S25 E80 N25 PTR= N10 UAT=[YR=2014]
N25W20S25E20$ S10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/22/2019 BY KW Total Acres: 3.00 Total Land Value: 392,040 Market: 0 Agricultural: 0 Common: 392,040 PRINTED 07/30/2025 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

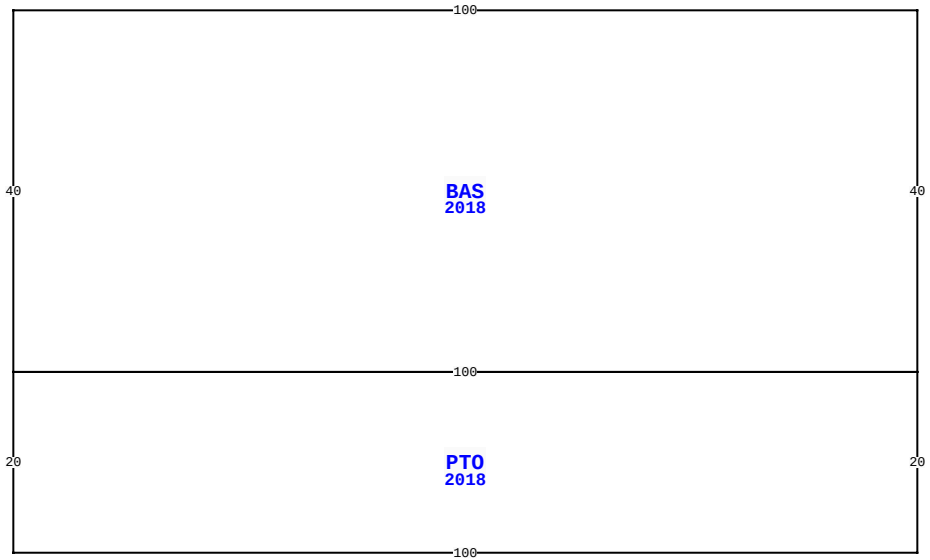
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	2018	4,000	167,693
PTO	2,000	5	2018	100	4,192
TOTALS	6,000			4,100	171,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,100	95.4439	43.67	179,047	2018	2018	0	0	0	4.00	96.00

3 STOR WAREH – 0% - 0 Heated Area: 4000 HX Base Yr



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GRANTEE: FKCL INVESTMENTS IN						
1683/0716	6/10/2010	QC	U	I	11	100
GRANTOR: MIRSCHEL JOHN H JR						
GRANTEE: MIRSCHEL JO D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W100 S40 PTO=[YR=2018] S20 E100 N20 W100$ E100 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/22/2019 BY KW Total Acres: 3.00 Total Land Value: 392,040 Market: 0 Agricultural: 0 Common: 392,040 PRINTED 07/30/2025 BY SYS