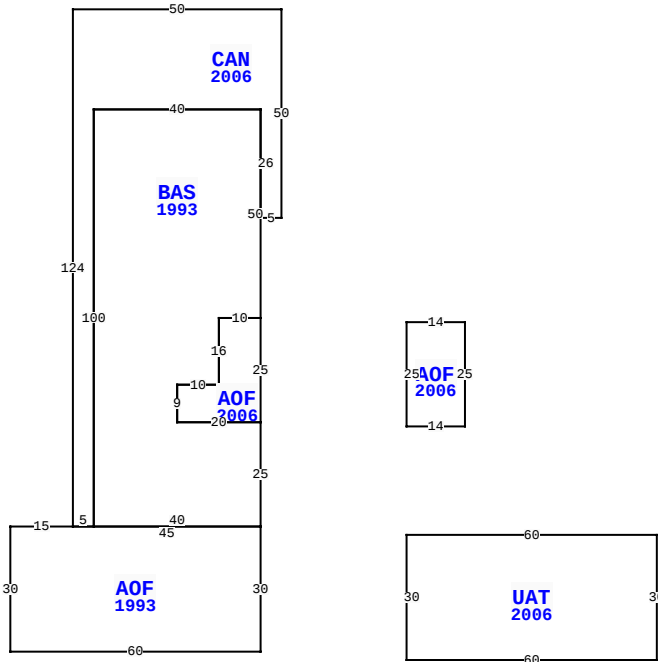


MYERS GROUP 1 LLC
95158 COOK RD
FERNANDINA BEACH, FL 32034

42-2N-27-0000-0002-0290

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	25	MOD METAL 100								4803	06	8,996	88.1100	40.31	362,629	1992	1992	0	0	50.00	50.00	VALUATION BY								STANDARD																					
Roof Structure	10	STEEL FRME 100								1 STOR WAREH - 0% - 0														Heated Area: 6330														HX Base Yr													
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE														366,162													
Interior Wall	07	NONE 100																						TOTAL MARKET OB/XF VALUE														89,584													
Interior Floor	03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET														244,371													
Ceiling	04	NONE 100																						TOTAL MARKET VALUE														700,117													
Air Condition	01	NONE 100																						SOH/AGL Deduction														57,233													
Heating Type	01	NONE 100								ASSESSED VALUE														642,884																											
Plumbing		26 100								TOTAL EXEMPTION VALUE														0																											
Frame	05	STEEL 100								BASE TAXABLE VALUE														642,884																											
Story Height		15 100								TOTAL JUST VALUE														700,117																											
RMS		11 100								NCON VALUE														0																											
Stories	1.	1. 100								INCOME VALUE																																									
Class	00	. 100								PREVIOUS YEAR MKT VALUE														653,293																											
Units		0 100																																																	
BUD8 Adjustme	04	DIST 01 100																																																	
Occupancy	00	OWNER OCC 100																																																	
Quality	03	Quality Level 03																																																	
DOR CODE	4800	WAREHOUSE-STORAGE																																																	
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	1,800	185	1993	3,330	67,116																																														
AOF	340	185	2006	629	12,678																																														
AOF	350	185	2006	648	13,061																																														
BAS	3,660	100	1993	3,660	73,768																																														
CAN	1,830	30	2006	549	11,065																																														
UAT	1,800	10	2006	180	3,628																																														
TOTALS	9,780			8,996	181,314																																														
EXTRA FEATURES										850683 US HWY 17, YULEE										BLD DATE 08/05/2020 XF DATE 08/05/2020 INC DATE										KK KK LGL DATE LAND DATE AG DATE										03/18/2025 DC											
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	0510	GARAGE WD-	0	0	24	18	432.00	SF	35.00	35.00	100	1987	1987	3	20	3,024																																			
2	0803	ASPHALT C	0	0	0	0	16,398.00	SF	2.00	2.00	100	1987	1987	3	50	16,398																																			
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1986	1986	3	23	715																																			
4	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	1991	1991	3	20	1,200																																			
5	0430	CL FNC 6B	0	0	0	0	810.00	LF	9.70	9.70	100	1992	1992	3	28	2,200																																			
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1995	1995	3	32	240																																			
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1986	1986	3	23	115																																			
8	0505	FLAGPOLE A	0	0	0	0	15.00	LF	50.00	50.00	100	2000	2000	3	20	150																																			
9	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	83	104																																			
10	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2006	2006	3	89	156																																			
LAND DESCRIPTION										TOTAL OB/XF										24,302																															
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	004800	C	WAREHOUSE	0	0004	IW	0.00	0.00	81,457.00	SF		1.00	1.00	1.00	3.00	3.00	244,371																																		
																				</																															

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