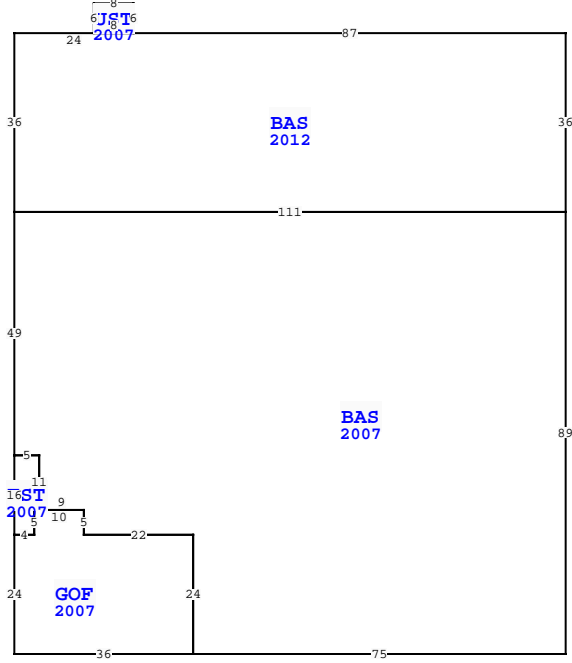


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 80	
Interior Wall	05	DRYWALL 20	
Interior Floor	16	EPOXY STRP 90	
Interior Floor	14	CARPET 10	
Ceiling	04	NONE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Plumbing		12 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		6 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	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
BAS	8,890	100	2007
BAS	3,996	100	2012
FST	75	70	2007
GOF	914	210	2007
UST	48	50	2007
TOTALS	13,923		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	LGHT MANUF	- 0%	- 0								
Heated Area: 13800						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,043,376
TOTAL MARKET OB/XF VALUE			67,625
TOTAL LAND VALUE - MARKET			268,800
TOTAL MARKET VALUE			1,379,801
SOH/AGL Deduction			386,238
ASSESSED VALUE			993,563
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			993,563
TOTAL JUST VALUE			1,379,801
NCON VALUE			0
INCOME VALUE			3,226,558
PREVIOUS YEAR MKT VALUE			1,357,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226272	CO ISSUED	0	10/23/2012
E25277	CHNGE SRVC	0	08/01/2012
M17518	H/AC	0	08/01/2012
P16050	REMODEL	0	08/01/2012
B26272	REMODEL	56,000	08/01/2012
B0719496	REMODEL	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/0118	2/21/2012	WD	U	I	38	650,000
GRANTOR: RON TURNER CYCLES INC						
GRANTEE: LAMP YULEE LLC						
1439/0553	8/24/2006	WD	Q	I		970,000
GRANTOR: D & P LEISURE INVESTM						
GRANTEE: RON TURNER CYCLES I						

EXTRA FEATURES		850816 US HWY 17, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0812	CONCRETE C	0 0 0 0
2	6001	ROLLUP DR	0 0 0 0
3	0810	CONCRETE A	0 0 0 0
4	0812	CONCRETE C	0 0 0 0
5	1242	WD DECK A	0 0 16 27
6	0402	CONC BUMPE	0 0 0 0
7	0097	AWNING CN	0 0 0 0
8	0978	SECURTY LT	0 0 0 0
9	0441	STK FNC 4'	0 0 0 0
10	0443	STK FNC 6'	0 0 0 0

BLD DATE	07/25/2018	KKX	LGL DATE	03/18/2025	MLU
XF DATE	07/25/2018	KKX	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	0812	CONCRETE C	0	0	0	12,116.00	SF	4.00	4.00	100	2002	2002	3	80	38,771	
2	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	20	80	
3	0810	CONCRETE A	0	0	0	591.00	SF	6.50	6.50	100	2002	2002	3	80	3,073	
4	0812	CONCRETE C	0	0	0	5,107.00	SF	4.00	4.00	100	2007	2007	3	87	17,772	
5	1242	WD DECK A	0	0	16	432.00	SF	10.00	10.00	100	2002	2002	3	20	864	
6	0402	CONC BUMPE	0	0	0	10.00	UT	25.00	25.00	100	2007	2007	3	90	225	
7	0097	AWNING CN	0	0	0	107.00	SF	65.00	65.00	100	2007	2007	3	44	3,060	
8	0978	SECURTY LT	0	0	0	10.00	UT	450.00	450.00	100	2002	2002	3	55	2,475	
9	0441	STK FNC 4'	0	0	0	24.00	LF	6.50	6.50	100	2007	2007	3	27	42	
10	0443	STK FNC 6'	0	0	0	96.00	LF	10.00	10.00	100	2007	2007	3	27	259	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2012] W87 UST=[YR=2007] N6W8S6E8S W24S36BAS=[YR=2007] S49 FST=[YR=2007] S16 GOF=[YR=2007] S24E36N24 W22N5W10S5W4 \$E4N5E1N11W5\$E5S11E9S5E22S24 E75N89W111\$E111N36\$.	

LAND DESCRIPTION		TOTAL OB/XF												66,621										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CI	160.00	280.00	44,800.00	SF		1.00	1.00	1.00	6.00	6.00	268,800							

IN OR 1780/118
 ESMT OR 1207/237
 ESMT OR 1806/1898

LAMP YULEE LLC/
 PO BOX 707
 YULEE, FL 32041

2025

42-2N-27-0000-0002-0410



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										
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 1,043,376 TOTAL MARKET OB/XF VALUE 67,625 TOTAL LAND VALUE - MARKET 268,800 TOTAL MARKET VALUE 1,379,801 SOH/AGL Deduction 386,238 ASSESSED VALUE 993,563 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 993,563 TOTAL JUST VALUE 1,379,801 NCON VALUE 0 INCOME VALUE 3,226,558 PREVIOUS YEAR MKT VALUE 1,357,593											
DOR CODE 4100 LIGHT MANUFACTURE																	PERMIT NUM DESCRIPTION AMT ISSUED C19496 CO ISSUED 0 01/01/2007 B029667 NEW CONSTR 426,250 06/01/2002											
MAP NUM MKT AREA 04																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1780/0118 2/21/2012 WD U I 38 650,000 GRANTOR: RON TURNER CYCLES INC GRANTEE: LAMP YULEE LLC 1439/0553 8/24/2006 WD Q I 970,000 GRANTOR: D & P LEISURE INVESTM GRANTEE: RON TURNER CYCLES I											
NEIGHBORHOOD/LOC 4051.00																	BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
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													
11	0464	FNC GT 10'	0 0	0 0	2.00	UT	437.50	437.50	100	2007	2007	3	69	604														
12	4950	BOLLARD	0 0	0 0	4.00	UT	100.00	100.00	100	2007	2007	3	100	400														
																	BLD DATE 07/25/2018 KKKX LGL DATE 03/18/2025 MLU XF DATE 07/25/2018 KKKX LAND DATE INC DATE AG DATE											
																	TOTAL OB/XF 1,004											

LAND DESCRIPTION											TOTAL OB/XF													
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