

PARCEL 4
IN OR 2078/1984
UTIL ESMTS PT OR 1769/492-513

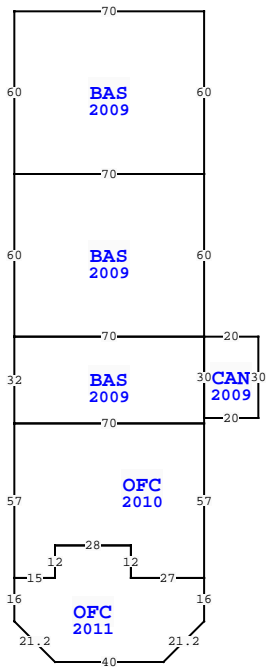
RLW PROPERTIES LLC
ATTN: JOE HUDSON COLLISION, 1318 PIKE ROAD
PIKE ROAD, AL 36064

2025

42-2N-27-1330-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	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	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		10	100
Frame	05	STEEL	100
Story Height		20	100
RMS		12	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level 02	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,240	100	2009
BAS	4,200	100	2009
BAS	4,200	100	2009
CAN	600	30	2009
OFC	3,654	140	2010
OFC	2,281	140	2011
TOTALS	17,175		
			19,129
			1,096,765

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SA	NORM	% COND
2501	06	19,129	90.3543	77.48	1,482,115	2009	2009	0	0	15	11.00	74.00
1 SERV SHOP - 0% - 0												
Heated Area: 16575												
HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,096,765	
TOTAL MARKET OB/XF VALUE		187,305	
TOTAL LAND VALUE - MARKET		935,640	
TOTAL MARKET VALUE		2,219,710	
SOH/AGL Deduction		190,294	
ASSESSED VALUE		2,029,416	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,029,416	
TOTAL JUST VALUE		2,219,710	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,004,655	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004115	XFOB - SPRAY BOOT	22,034	06/20/2019
18002180	REMODEL	35,000	05/08/2018
E1529455	WARD AUTO & PAINT	0	06/01/2015
E1528743	WARD AUTO & PAINT	0	02/01/2015
E1528803	WARD AUTO & PAINT	0	02/01/2015
B1529792	WARD AUTO & PAINT	55,000	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2078/1984	9/29/2016	SW	Q	I	01	1,721,000

GRANTOR: G CUBED LLC
GRANTEE: RLW PROPERTIES LLC

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2009] W70 S60 BAS=[YR=2009] S60 BAS=[YR=2009] S32 OFC=[YR=2010] S57 OFC=[YR=2011] S16 D15 R15 E40 U15 R15 N16 W27 N12 W28 S12 W15\$ E15 N12 E28 S12 E27 N57 W70\$ E70 N2 CAN=[YR=2009] E20 N30 W20 S30\$ N30 W70\$ E70 N60 W70\$ E70 N60\$.	

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
1	0803	ASPHALT C	0	0	0	0	51,510.00	SF	2.00	2.00	100	2009	2009	3	62	63,872	
2	0402	CONC BUMPE	0	0	0	0	42.00	UT	25.00	25.00	100	2009	2009	3	92	966	
3	0400	CONC CURB	0	0	0	0	2,072.00	LF	15.00	15.00	100	2009	2009	3	92	28,594	
4	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2009	2009	3	100	700	
5	6001	ROLLUP DR	0	0	0	0	7.00	UT	400.00	400.00	100	2009	2009	3	35	980	
6	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2009	2009	3	35	630	
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	7,489	
8	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2009	2009	3	74	1,480	
9	0812	CONCRETE C	0	0	0	0	6,562.00	SF	4.00	4.00	100	2009	2009	3	89	23,361	
10	0424	CL FNC 6'	0	0	0	0	150.00	LF	20.00	20.00	100	2009	2009	3	74	2,220	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0		CG	0.00	0.00	93,564.00	SF		1.00	1.00	1.00	10.00	10.00	935,640							

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DOR CODE 2500 REPAIR SERVICE																			PERMIT NUM				DESCRIPTION				AMT				ISSUED							
MAP NUM MKT AREA 04																			M1520589				WARD AUTO & PAINT				8,000				01/01/2015							
NEIGHBORHOOD/LOC 4002.00																			SALES DATA																			
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																			OFF RECORD Number				DATE				TYPE INST				Q V RSN / I / CD				SALE PRICE			
																			2078/1984				9/29/2016				SW Q I 01				1,721,000							
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																			BUILDING NOTES																			
TOTALS																			BLD DATE 11/27/2019 KK				LGL DATE				04/25/2025 DC											
EXTRA FEATURES																			XF DATE 11/27/2019 KK				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																					
11	0966	FIRE SPRNK			0 0	0 0	16,575.00	SF	3.00	3.00	100	2009	2009	3	89	44,255																						
12	0424	CL FNC 6'			0 0	0 0	174.00	LF	20.00	20.00	100	2010	2010	3	76	2,645																						
13	0978	SECURTY LT			0 0	0 0	21.00	UT	450.00	450.00	100	2009	2009	3	74	6,993																						
14	0464	FNC GT 10'			0 0	0 0	4.00	UT	350.00	350.00	100	2019	2019	3	94	1,316																						
15	0446	BOX FNC 6'			0 0	0 0	110.00	LF	20.00	20.00	100	2019	2019	3	82	1,804																						
																	BUILDING DIMENSIONS																					
LAND DESCRIPTION																	TOTAL OB/XF 57,013																					
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														
REVIEW DATE 11/27/2019 BY KK Total Acres: 0.00 Total Land Value: 935,640 Market: 0 Agricultural: 0 Common: 935,640 PRINTED 07/30/2025 BY SYS																																						