

S 190' OF E 190' OF W 615' OF
TRACT 3
IN OR 2585/842 PAR 1

HWS INVESTMENT HOLDINGS
86112 VENETIAN AVE
YULEE, FL 32097

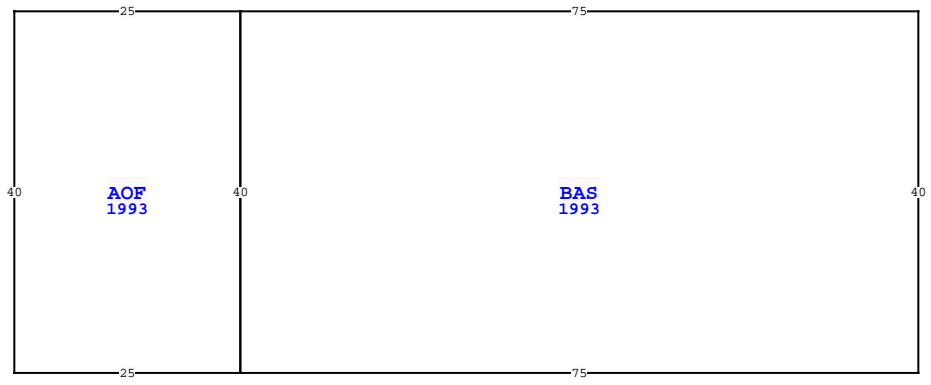
2025

42-2N-27-4607-0003-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		4	100
Frame	05	STEEL	100
Story Height		16	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	OWNER OCC	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	PREFAB MTL	- 0%	- 2023										
				Heated Area:	4000			HX Base Yr					



Quality	02	Quality Level 02			
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	1,000	100	1993	1,000	6,934
BAS	3,000	100	1993	3,000	20,802
TOTALS	4,000			4,000	27,736

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	4,818.00	SF	2.00	2.00	100	1990	1990	3	50	4,818	
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1989	1989	3	20	160	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	
4	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1989	1989	3	26	702	
5	0810	CONCRETE A	0	0	37	10	370.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,311	
6	0098	AWNING MTL	0	0	0	0	20.00	SF	13.00	13.00	100	1989	1989	3	20	52	
7	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	1989	1989	3	54.5	255	
8	0810	CONCRETE A	0	0	36	10	360.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,275	
9	0811	CONCRETE B	0	0	50	12	600.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,700	

TOTALS		4,000		4,000	27,736	850724 US HWY 17, YULEE										MLU
BLD DATE				LGL DATE				03/18/2025								
XF DATE				LAND DATE												
INC DATE				AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			31,333
TOTAL MARKET OB/XF VALUE			10,801
TOTAL LAND VALUE - MARKET			144,400
TOTAL MARKET VALUE			186,534
SOH/AGL Deduction			20,857
ASSESSED VALUE			165,677
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			165,677
TOTAL JUST VALUE			186,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 3380	XFOB	2,000	10/01/1996
89 1114	NEW CONSTR	77,800	11/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1561	8/05/2022	QC	U	I	11	100
GRANTOR: WYATT'S CONTRACTING S						
GRANTEE: HWS INVESTMENT HOLD						
2585/0842	8/05/2022	QC	U	I	11	100
GRANTOR: WYATT'S CONTRACTING SE						
GRANTEE: HWS INVESTMENT HOLD						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W75 AOF=[YR=1993] W25 S40 E25 N40 \$ S40 E75 N40 \$.

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	004100	C	LIGHT MFG.	0	0004	CI	190.00	190.00	36,100.00	SF		1.00	1.00	1.00	4.00	4.00	144,400							

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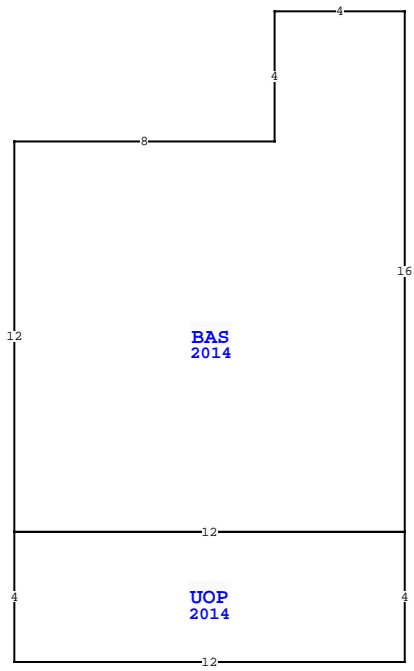
HWS INVESTMENT HOLDINGS
86112 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4607-0003-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	160	100	2014
UOP	48	20	2014
TOTALS	208		170

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	SINGLE FAM	- 0%	- 2023	94.05	15,988	2009	2009	0	0	70	7.50	22.50
Heated Area: 160 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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NCON VALUE			0
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PREVIOUS YEAR MKT VALUE			150,615

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GRANTEE: HWS INVESTMENT HOLD						
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GRANTOR: WYATT'S CONTRACTING SE						
GRANTEE: HWS INVESTMENT HOLD						

EXTRA FEATURES																
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850724 US HWY 17, YULEE																
												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	03/18/2025	
												INC DATE		AG DATE	MLU	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2014] W4 S4 W8 S12 UOP=[YR=2014] S4 E12 N4 W12\$ E12 N16\$.			

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