TRACT 11 EX S-1
IN OR 2048/99
FPL ESMT IN OR 878/3

ED'S COMFORT SOLUTIONS INC
85083 DEONAS WAY
YULEE, FL 32097

2025

42-2N-27-4607-0011-0000

BUILDING CHARACTERISTICS

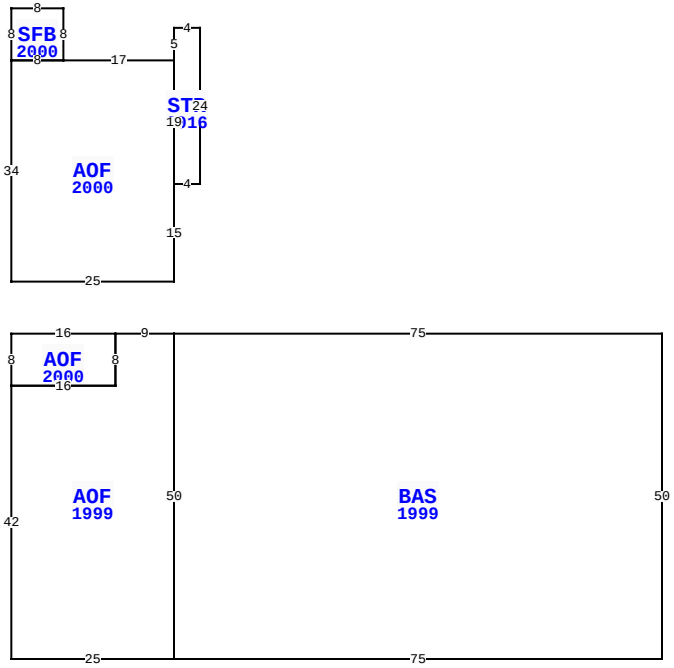
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
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	1,122	185	1999	2,076	118,021
AOF	128	185	2000	237	13,474
AOF	850	185	2000	1,572	89,369
BAS	3,750	100	1999	3,750	213,188
SFB	64	80	2000	51	2,900
STR	96	10	2016	10	569
TOTALS	6,010			7,696	437,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	7,696	88.4000	75.80	583,357	1999	1999	0	0	0	25.00	75.00

1 SERV SHOP – 0% - 0 Heated Area: 5901 HX Base Yr



85083 DEONAS WAY, YULEE

BLD DATE	07/29/2024	KW	LGL DATE	
XF DATE	07/29/2024	KW	LAND DATE	03/18/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	519,955
TOTAL MARKET OB/XF VALUE	47,328
TOTAL LAND VALUE - MARKET	194,630
TOTAL MARKET VALUE	761,913
SOH/AGL Deduction	204,838
ASSESSED VALUE	557,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	557,075
TOTAL JUST VALUE	761,913
NCON VALUE	82,437
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012781	GARAGE (30X70)	139,608	10/04/2023
B1632167	REMODEL	176,000	04/01/2016
E21456	ELEC OTHER	0	12/01/2008
E995603	TEMP POLE	10,150	02/01/1999
B9905721	NEW CONSTR	153,750	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/0099	5/19/2016	WD	Q	I	01	370,000
GRANTOR: HOLLY INVESTMENTS LIM						
GRANTEE: ED'S COMFORT SOULUT						
1755/1476	9/12/2011	WD	Q	I	02	310,000
GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: HOLLY INVESTMENT LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W75 S50 E75 N50 $
AOF=[YR=1999;ORIG=-75,0] W9 S8 W16 S42 E25 N50 $
AOF=[YR=2000;ORIG=-75,-42] W17 W8 S34 E25 N15 N19 $
AOF=[YR=2000;ORIG=-84,0] W16 S8 E16 N8 $
STR=[YR=2016;ORIG=-75,-23] E4 N24 W4 S5 S19 $
SFB=[YR=2000;ORIG=-92,-42] N8 W8 S8 E8 $
.

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	0803	ASPHALT C	0	0	0	0	8,100.00	SF	2.00	2.00	100	1999	1999	3	50	8,100	
2	0812	CONCRETE C	0	0	0	0	3,400.00	SF	4.00	4.00	100	1999	1999	3	75	10,200	
4	0400	CONC CURB	0	0	0	0	100.00	LF	15.00	15.00	100	1999	1999	3	81	1,215	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1999	1999	3	81	41	
7	0476	VF 6 SBPL	0	0	0	0	493.00	LF	32.00	32.00	100	2019	2019	3	94	14,829	
8	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	86	3,010	
9	0940	SHEDS/PORT	0	0	35	11	385.00	SF	30.00	30.00	100	2020	2020	3	86	9,933	

LAND DESCRIPTION

TOTAL OB/XF 47,328

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	004800	C	WAREHOUSE	0	0004	CI	0.00	0.00	97,140.00	SF		1.00	1.00	0.50	4.00	2.00	194,280							
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	0.70	AC		1.00	1.00	1.00	500.00	500.00	350							

REVIEW DATE 07/29/2024 BY KW Total Acres: 0.70 Total Land Value: 194,630 Market: 0 Agricultural: 0 Common: 194,630 PRINTED 07/30/2025 BY SYS

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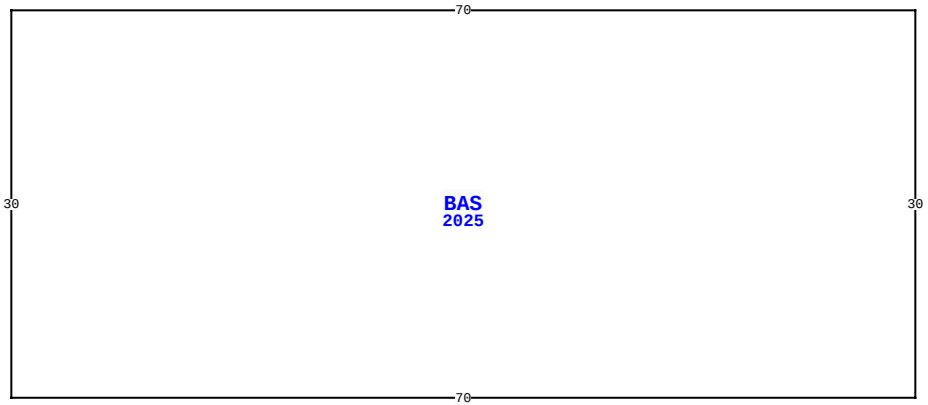
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2025	2,100	82,437
TOTALS	2,100			2,100	82,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	2,100	88.4520	40.47	84,987	2024	2024	0	0	0	3.00	97.00

2 PREFAB MTL – 0% - 2025 Heated Area: 2100 HX Base Yr



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GRANTOR: COLEMAN ALLEN D & CHI						
GRANTEE: HOLLY INVESTMENT LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E70 S30 W70 N30 $
.

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

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