

FLORIDA CITRUS CENTER INC/
11765 N US 301
OXFORD, FL 34484

44-2N-27-0000-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	05	AVERAGE 50								1101	04	5,100	105.3303	146.94	749,394	1969	1980		0		0	50.00	50.00	VALUATION BY																																			
Exterior Wall	19	COMMON BRK 50								2 RETAILSTOR - 0% - 0										Heated Area: 3311										HX Base Yr										STANDARD																			
Roof Structur	04	WOOD TRUSS 100																												Tax Group: 4										Tax Dist:																			
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										478,277																			
Interior Wall	04	PLYWOOD 100																												TOTAL MARKET OB/XF VALUE										102,142																			
Interior Floo	11	CLAY TILE 100																												TOTAL LAND VALUE - MARKET										1,762,868																			
Ceiling	01	FIN.SUSPD 100																												TOTAL MARKET VALUE										2,343,287																			
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										604,867																			
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										1,738,420																			
Fixtures	15	100																												TOTAL EXEMPTION VALUE										0																			
Frame	03	MASONRY 100																												BASE TAXABLE VALUE										1,738,420																			
Common Wall		18 100																												TOTAL JUST VALUE										2,343,287																			
Story Height		10 100																												NCON VALUE										0																			
RMS		5 100																												INCOME VALUE																													
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										1,580,382																			
Units	0	0 100																																																									
BUD8 Adjustme	04	DIST 01 100																																																									
Occupancy	00	NONE 100																																																									
Quality	03	Quality Level 03																																																									
DOR CODE	1200	STORE/OFFICE/RESID																																																									
MAP NUM		MKT AREA																																						04																			
NEIGHBORHOOD/LOC	4001.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	3,003	100	1993	3,003	220,631																																																						
BAS	308	100	2007	308	22,629																																																						
CAN	1,353	30	1993	406	29,829																																																						
CDN	3,116	35	1998	1,091	80,156																																																						
FST	583	50	1993	292	21,453																																																						
TOTALS	8,363			5,100	374,697																																																						
EXTRA FEATURES										462536 SR 200, YULEE										BLD DATE 06/22/2020										KK										LGL DATE																			
																				XF DATE 06/22/2020										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																																										
1	0803	ASPHALT C	0	0	0	0	24,853.00	SF	2.00	2.00	100	1998	1998	3	50	24,853																																											
2	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1998	1998	3	42	3,188																																											
3	0811	CONCRETE B	0	0	0	0	1,849.00	SF	5.20	5.20	100	1998	1998	3	73	7,019																																											
4	0511	GARAGE CB-	0	0	0	8	64.00	SF	40.00	40.00	100	1986	1986	3	47	1,203																																											
5	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	1998	1998	3	80	300																																											
6	0524	PUMP ISLND	0	0	0	8	24.00	SF	4.50	4.50	100	1998	1998	3	92	99																																											
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	1998	1998	3	100	1,000																																											
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1998	1998	3	42	420																																											
9	1131	REINFR	8	0	0	281	2	562.00	SF	6.30	6.30	100	1998	1998	3	92	3,257																																										
10	0446	BOX FNC 6'	0	0	0	0	15.00	LF	28.00	28.00	100	1998	1998	3	20	84																																											
LAND DESCRIPTION										TOTAL OB/XF										41,423																																							
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																																			
1	001200	C	STORE COMB	0	0004	CHT	0.00	0.00	123,710.00	SF		1.00	1.00	1.00	14.25	14.25	1,762,868																																										

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