

WTC NORTH SBRC LLC/WTC NORTH DGS LLC
2963 DUPONT AVE STE 2
JACKSONVILLE, FL 32217

44-2N-27-1000-00TD-0020

BUILDING CHARGES										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		17	CB STUCCO 100				1602	04	12,134	152.7489	159.62	1,936,829	2020	2020		0	0	4.00	96.00	VALUATION BY					DIRECT_CAP															
Roof Structure		09	RIDGE FRME 100				1 NBHD SHOP - 0% - 0														Heated Area: 11598					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		04	BUILT-UP 100																																					

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REVIEW DATE 04/15/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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