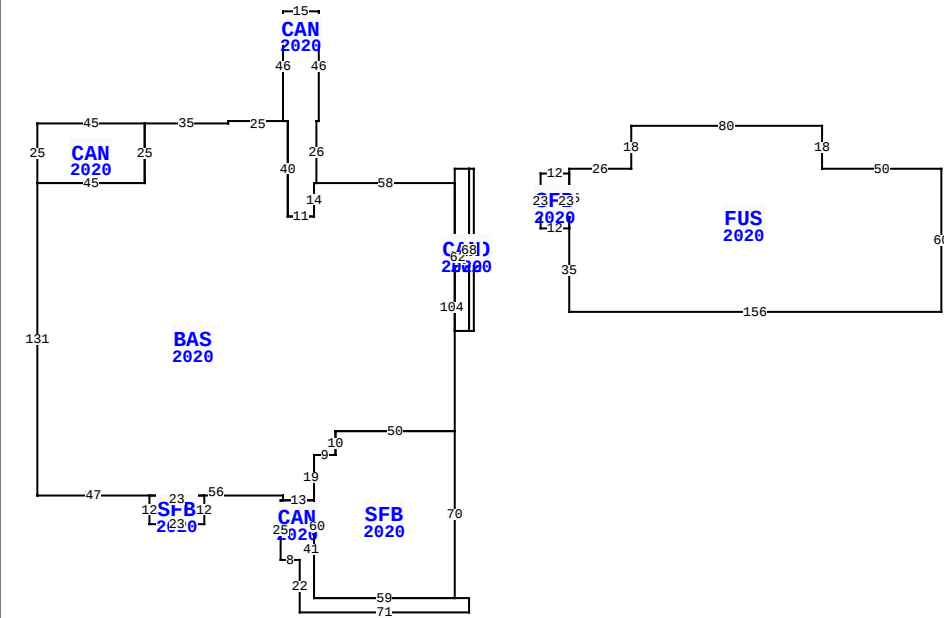


SHANDS JACKSONVILLE FOUNDATION
C/O ALTUS GROUP, 309 N WATER ST STE 500
MILWAUKEE, WI 53202

44-2N-27-1002-00P1-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 100			1701	04	38,369	147.7178	207.54	7,963,102	2020	2020	0	0	0	2.00	98.00	VALUATION BY		STANDARD													
Roof Structure		09	RIDGE FRME 100			1 OFFICE - 0% - 0										Heated Area: 37293 HX Base Yr																		
Roof Cover		04	BUILT-UP 100													BUILDING MARKET VALUE		7,803,840																
Interior Wall		05	DRYWALL 100													TOTAL MARKET OB/XF VALUE		512,281																
Interior Floor		07	CORK/VTILE 60													TOTAL LAND VALUE - MARKET		415,500																
Interior Floor		11	CLAY TILE 40													TOTAL MARKET VALUE		8,731,621																
Ceiling		01	FIN. SUSPD 100													SOH/AGL Deduction		1,102,106																
Air Condition		04	ROOF TOP 100													ASSESSED VALUE		7,629,515																
Heating Type		04	AIR DUCTED 100													TOTAL EXEMPTION VALUE		0																
Fixtures		73	100													BASE TAXABLE VALUE		7,629,515																
Frame		05	STEEL 100													TOTAL JUST VALUE		8,731,621																
Story Height			15 100													NCON VALUE		0																
RMS			43 100			INCOME VALUE																												
Stories		2.	2. 100			PREVIOUS YEAR MKT VALUE		8,694,124																										
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		06	Quality Level 06																															
DOR CODE		1800	MULTI STORY OFFICE																															
MAP NUM			MKT AREA															04																
NEIGHBORHOOD/LOC		4086.0100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	22,819	100	2020	22,819	641,138																													
CAN	408	30	2020	122	24,814																													
CAN	872	30	2020	262	53,288																													
CAN	1,125	30	2020	338	68,746																													
CAN	1,156	30	2020	347	70,576																													
FUS	10,800	100	2020	10,800	196,603																													
PTO	136	5	2020	7	1,424																													
SFB	276	80	2020	221	44,949																													
SFB	276	80	2020	221	44,949																													
SFB	4,040	80	2020	3,232	657,354																													
TOTALS		41,908			38,369	803,840																												
EXTRA FEATURES		251 BREEZEWAY ST, YULEE																																
		<table><tr><td>BLD DATE</td><td>04/08/2021</td><td>KK</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td>04/08/2021</td><td>KK</td><td>LAND DATE</td><td>04/08/2021</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td>KK</td></tr></table>																		BLD DATE	04/08/2021	KK	LGL DATE		XF DATE	04/08/2021	KK	LAND DATE	04/08/2021	INC DATE			AG DATE	KK
BLD DATE	04/08/2021	KK	LGL DATE																															
XF DATE	04/08/2021	KK	LAND DATE	04/08/2021																														
INC DATE			AG DATE	KK																														
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	81,642.00	SF	2.00	2.00	100	2020	2020	3	84	137,159																			
2	0812	CONCRETE C	0	0	0	6,329.00	SF	4.00	4.00	100	2020	2020	3	98	24,810																			
3	0402	CONC BUMPE	0	0	0	10.00	UT	25.00	25.00	100	2020	2020	3	99	248																			
4	0855	CONC PAVER	0	0	0	460.00	SF	10.00	10.00	100	2020	2020	3	98	4,508																			
5	4950	BOLLARD	0	0	0	13.00	UT	100.00	100.00	100	2020	2020	3	100	1,300																			
6	0400	CONC CURB	0	0	0	2,185.00	LF	15.00	15.00	100	2020	2020	3	99	32,447																			
7	0972	ST LGHT UN	0	0	0	28.00	UT	1,897.50	1,897.50	100	2020	2020	3	95	50,474																			
8	0810	CONCRETE A	0	0	0	450.00	SF	6.50	6.50	100	2020	2020	3	98	2,867																			
9	0811	CONCRETE B	0	0	0	837.00	SF	5.20	5.20	100	2020	2020	3	98	4,265																			
10	0446	BOX FNC 6'	0	0	0	52.00	LF	20.00	20.00	100	2020	2020	3	86	894																			
LAND DESCRIPTION						TOTAL OB/XF												258,972																
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	001700	C	1STORY OFF	0		PD - E	0.00	0.00	5.54	AC		1.00	1.00	1.00	75,000.00	75,000.00	415,500																	

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																									VALUATION BY										STANDARD											
																										Tax Group: 4										Tax Dist:										
																										BUILDING MARKET VALUE										7,803,840										
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