

OPES INVESTMENT CORP LLC
2153 PEBBLE BEACH WAY #203
FERNANDNA BEACH, FL 32034

50-3N-27-4720-0051-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	05	AVERAGE 100		03		GABLE/HIP 100		1		OFFICE - 0% - 2024	Heated Area: 816		HX Base Yr		VALUATION BY		DIRECT_CAP												
Roof Structure	03	GABLE/HIP 100		1		OFFICE - 0% - 2024		Heated Area: 816		HX Base Yr		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		263,798											
Roof Cover	12	MODULAR MT 100		05		DRYWALL 100		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		0		TOTAL MARKET VALUE		263,798											
Interior Wall	05	DRYWALL 100		13		LVT/LAMNT 100		TOTAL MARKET VALUE		263,798		SOH/AGL Deduction		0		ASSESSED VALUE		263,798											
Interior Floor	13	LVT/LAMNT 100		03		CENTRAL 100		TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		263,798		TOTAL JUST VALUE		263,798											
Air Condition	03	CENTRAL 100		04		AIR DUCTED 100		NCON VALUE		0		INCOME VALUE		263,798		PREVIOUS YEAR MKT VALUE		263,798											
Heating Type	04	AIR DUCTED 100		4		100																							
Fixtures	04	100																											
Frame	02	WOOD FRAME 100		1.		1. 100																							
Story Height	01	100		04		DIST 01 100																							
RMS	03	100		00		NONE 100																							
Stories	1.	100																											
Units	01	100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality		06		Quality Level 06																									
DOR CODE		1700		OFFICE BUILDINGS																									
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	816	100	1993	816	144,094																								
FOP	336	30	1993	101	17,835																								
UOP	242	20	2000	48	8,476																								
TOTALS		1,394		965		170,405																							
EXTRA FEATURES						850973 US HWY 17, YULEE																							
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	0810	CONCRETE A	0	0	0	0	438.00	SF 6.50	6.50	100	1970	1970	3	20	569														
2	0812	CONCRETE C	0	0	0	0	1,065.00	SF 4.00	4.00	100	1970	1970	3	20	852														