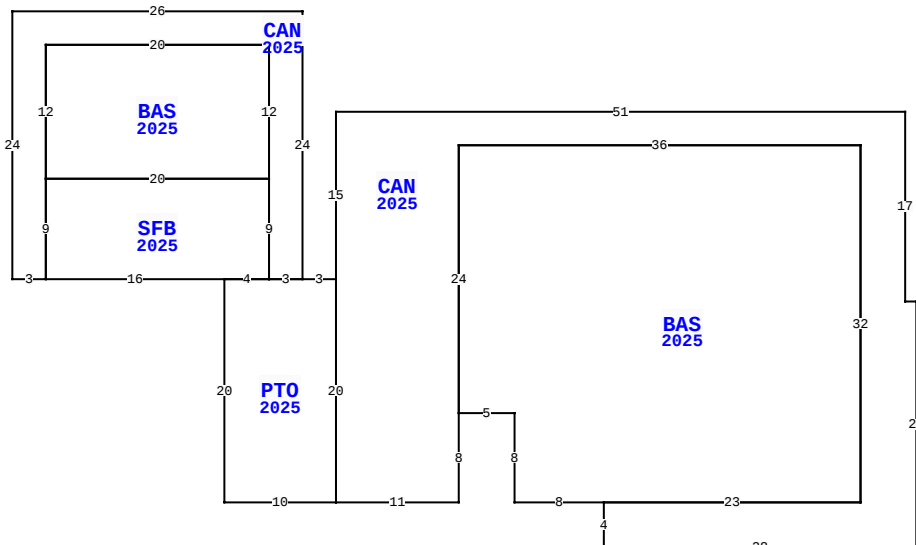


M&M PROPERTY FLORIDA LLC
PO BOX 773
FERNANDINA BEACH, FL 32035

50-3N-27-4720-0072-0000

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	AP	NORM	% COND	VALUATION SUMMARY																												
Exterior Wall		16	WD FR STUC 100							0303	04	1,796	113.7150	123.95	222,614	2024	2024		0	30	0.00	70.00	VALUATION BY					STANDARD																							
Roof Structure		09	RIDGE FRME 100							1 CLUB HOUSE - 0% - 2025														Heated Area: 1496														HX Base Yr													
Roof Cover		04	BUILT-UP 100																																	BUILDING MARKET VALUE					155,830										
Interior Wall		05	DRYWALL 100																																	TOTAL MARKET OB/XF VALUE					480,064										
Interior Floor		03	CONC FINSH 100																																	TOTAL LAND VALUE - MARKET					448,760										
Air Condition		03	CENTRAL 100																																	TOTAL MARKET VALUE					1,084,654										
Heating Type		04	AIR DUCTED 100																																	SOH/AGL Deduction					0										
Fixtures		12	100																																	ASSESSED VALUE					1,084,654										
Frame		05	STEEL 100							TOTAL EXEMPTION VALUE					0																																				
Story Height		10	100							BASE TAXABLE VALUE					1,084,654																																				
RMS		4	100							TOTAL JUST VALUE					1,084,654																																				
Stories		1.	1. 100							NCON VALUE					635,894																																				
Units			0 100							INCOME VALUE																																									
										PREVIOUS YEAR MKT VALUE					371,220																																				
										NASSAU PICKLEBALL 365																																									
Quality		05	Quality Level 05																																																
DOR CODE		1100	STORES, 1 STORY																																																
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	240	100	2025	240	20,824																																														
BAS	1,112	100	2025	1,112	96,482																																														
CAN	204	30	2025	61	5,293																																														
CAN	763	30	2025	229	19,870																																														
PTO	200	5	2025	10	868																																														
SFB	180	80	2025	144	12,494																																														
TOTALS		2,699			1,796	155,830																																													
EXTRA FEATURES						86365 KOEN LN, 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	0803	ASPHALT C	0	0	0	18,650.00	SF	2.00	2.00	100	2025	2024	100	37,300																																					
2	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	2025	2024	100	5,060																																					
3	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	500.00	100	2025	2024	100	1,000																																					
4	0400	CONC CURB	0	0	0	850.00	LF	15.00	15.00	100	2025	2024	100	12,750																																					
5	0812	CONCRETE C	0	0	0	1,290.00	SF	4.00	4.00	100	2025	2024	100	5,160																																					
6	0812	CONCRETE C	0	0	0	2,800.00	SF	4.00	4.00	100	2025	2024	100	11,200																																					
7	0810	CONCRETE A	0	0	22	550.00	SF	6.50	6.50	100	2025	2024	100	3,575																																					
8	1126	CB/STC 8"	0	0	22	176.00	SF	8.00	8.00	100	2025	2024	100	1,408																																					
9	0422	CL FNC 4'	0	0	0	310.00	LF	15.00	15.00	100	2025	2024	100	4,650																																					
10	0463	FENCE GATE	0	0	0	8.00	UT	300.00	300.00	100	2025	2024	100	2,400																																					
LAND DESCRIPTION						TOTAL OB/XF										84,503																																			
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	001000	C	COMMERCIAL	0		OR			38,770.00	SF		1.00	1.00	2.00	4.00	8.00	310,160																																		
2	000100	C	RES	0		OR	0.00	0.00	1.26	AC		1.00	1.00	2.00	55,000.00	110,000.00	138,600																																		
REVIEW DATE	12/19/2024	BY	KW	Total Acres: 2.15		Total Land Value: 448,760		Market: 0		Agricultural: 0		Common: 448,760		PRINTED 07/30/2025 BY SYS																																					

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REVIEW DATE 12/19/2024 BY KW Total Acres: 2.15 Total Land Value: 448,760 Market: 0 Agricultural: 0 Common: 448,760 PRINTED 07/30/2025 BY SYS