



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	17	CB STUCCO 10
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FNSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	11	100
Frame	05	STEEL 100
Story Height		22 100
RMS		14 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	4100	LIGHT MANUFACTURE

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,508	185	2000	2,790	97,570
AOF	1,976	185	2001	3,656	127,855
BAS	4,693	100	2000	4,693	164,120
BAS	95	100	2001	95	3,322
BAS	161	100	2001	161	5,630
BAS	4,636	100	2001	4,636	162,127
CAN	72	30	2000	22	769
CLP	95	60	2000	57	1,993
LBA	235	110	2000	258	9,023
STR	66	10	2000	7	245

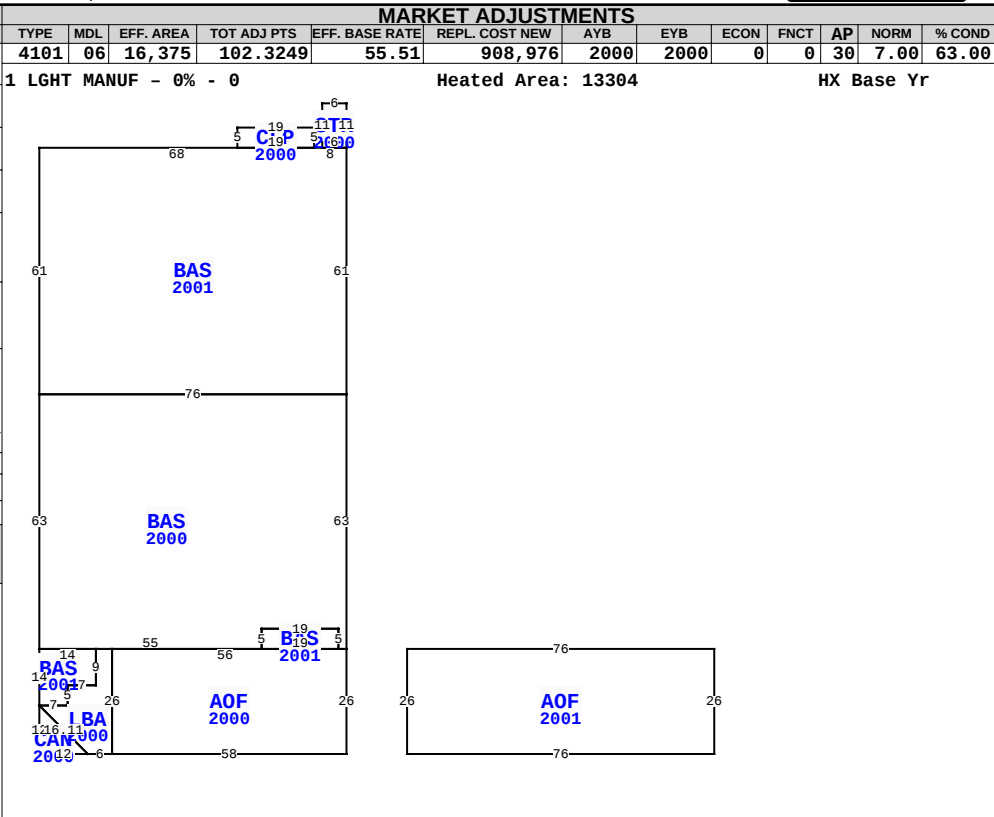
TOTALS	13,537			16,375	572,655
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	3,000	
2	0966	FIRE SPRNK	1	0	0	0	13,304.00	SF	3.00	3.00	100	2000	2000	3	77	30,732	
3	0097	AWNING CN	0	0	0	0	9.00	SF	65.00	65.00	100	2000	2000	3	40	234	
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	0	2000	2000	3	100	10,200	
5	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2000	2000	3	20	240	
7	0424	CL FNC 6'	0	0	0	0	30.00	LF	30.00	30.00	100	2000	2000	3	48	432	
8	0462	ST/AL FNC	0	0	24	0	72.00	SF	10.00	10.00	100	2000	2000	3	27	194	
9	0681	POLE SHED	0	0	16	7	112.00	SF	15.00	15.00	100	2000	2000	3	27	454	
10	0443	STK FNC 6'	0	0	0	0	42.00	LF	10.00	10.00	100	2000	2000	3	20	84	
11	0812	CONCRETE C	0	0	0	0	4,142.00	SF	4.00	4.00	100	2000	2000	3	77	12,757	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0003	IH	0.00	0.00	299,257.00	SF		1.00	1.00	1.00	3.50	3.50	1,047,400							



BLD DATE	04/14/2025	KW	LGL DATE	04/25/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF																	58,327
1	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	3,000	
2	0966	FIRE SPRNK	1	0	0	0	13,304.00	SF	3.00	3.00	100	2000	2000	3	77	30,732	
3	0097	AWNING CN	0	0	0	0	9.00	SF	65.00	65.00	100	2000	2000	3	40	234	
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	0	2000	2000	3	100	10,200	
5	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2000	2000	3	20	240	
7	0424	CL FNC 6'	0	0	0	0	30.00	LF	30.00	30.00	100	2000	2000	3	48	432	
8	0462	ST/AL FNC	0	0	24	0	72.00	SF	10.00	10.00	100	2000	2000	3	27	194	
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TOTAL OB/XF											58,327		
LOC	ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
03	IH	0.00	0.00	299,257.00	SF		1.00	1.00	1.00	3.50	3.50	1,0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4101	06	16,375	102.3249	55.51	908,976	2000	2000	0	0	30	7.00	63.00
1 LGHT MANUF - 0% - 0					Heated Area: 13304				HX Base Yr			

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		572,655
TOTAL MARKET OB/XF VALUE		97,382
TOTAL LAND VALUE - MARKET		1,047,400
TOTAL MARKET VALUE		1,717,437
SOH/AGL Deduction		129,446
ASSESSED VALUE		1,587,991
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,587,991
TOTAL JUST VALUE		1,717,437
NCON VALUE		0
INCOME VALUE		12,453,251
PREVIOUS YEAR MKT VALUE		1,661,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2107181	XFOB-GARAGE DOOR	6,050	06/02/2021
M004181	H/AC	0	01/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/1232	11/13/2020	WD	Q	I	01	1,425,000
GRANTOR: YULEE TRADE PLEX DEVE						
GRANTEE: ROSENBLAD REAL ESTA						
1579/0453	7/30/2008	WD	Q	I		1,530,000
GRANTOR: ONPOINT VISUALS INC						
GRANTEE: YULEE TRADE PLEX DE						

BUILDING NOTES

BUILDING DIMENSIONS																
STR=[YR=2000] N11W6S11E6SBAS=[YR=2001] W8 CLP=[YR=2000] N5 W19 S5 E19\$ W68 S61 BAS=[YR=2000] S63 BAS=[YR=2001] S14 CAN=[YR=2000] S12 E12 LBA=[YR=2000] E6 AOF=[YR=2000] E58 N26 W2 BAS=[YR=2001] N5 W19 S5 E19\$ W56 S26\$ N26 W4 S9 W7 S5 W7 D12 R12 \$ U12 L12 \$ E7 N5 E7 N9 W14\$ E55 N5 E19 S5 E2 N63 W76\$ E76 N61\$ PTR=S124 E15 AOF=[YR=2001] E76S26W76N26\$N124 W15\$.																

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																