



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	PAGE 1 of 2											
Exterior Wall	22	PRECAST PN 100	4101	06	37,578	95.4180	51.76	1,945,037	2003	2003	0	0	25	5.00	70.00	VALUATION SUMMARY											
Roof Structur	09	RIDGE FRME 100	1 LGHT MANUF - 0% - 2025													DIRECT_CAP											
Roof Cover	04	BUILT-UP 100	Heated Area: 31588													Tax Group: 4											
Interior Wall	01	MINIMUM 100	HX Base Yr													Tax Dist:											
Interior Floo	03	CONC FINSH 100														BUILDING MARKET VALUE											
Ceiling	04	NONE 100														TOTAL MARKET OB/XF VALUE											
Air Condition	01	NONE 100														TOTAL LAND VALUE - MARKET											
Heating Type	01	NONE 100														TOTAL MARKET VALUE											
Plumbing	18	100														SOH/AGL Deduction											
Frame	04	REIN CONC 100														ASSESSED VALUE											
Story Height	18	100														TOTAL EXEMPTION VALUE											
RMS	12	100														BASE TAXABLE VALUE											
Stories	1.	1. 100														TOTAL JUST VALUE											
Class	00	. 100														NCON VALUE											
Units	0	100	INCOME VALUE																								
Occupancy	00	OWNER OCC 100	PREVIOUS YEAR MKT VALUE																								
Quality			03	Quality Level 03																							
DOR CODE			4100LIGHT MANUFACTURE																								
MAP NUM			MKT AREA													04											
NEIGHBORHOOD/LOC			4002.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
AOF	4,438	185	2003	8,210	297,465																						
BAS	4,550	100	2003	4,550	164,856																						
BAS	22,600	100	2003	22,600	818,843																						
CAN	112	30	2004	34	1,232																						
CLP	3,640	60	2003	2,184	79,131																						
TOTALS			35,340		37,578	1,361,526																					
EXTRA FEATURES						86412 GENE LASSERRE BLVD, YULEE																					
						BLD DATE 04/25/2019										KK LGL DATE											
						XF DATE 04/25/2019										KK LAND DATE											
						INC DATE 07/18/2025										REA AG DATE											
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	0730	LOAD RAMP	0	0	76	66	5,016.00	LF	8.10	8.10	100	2003	2003	3	95	38,598											
2	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2003	2003	3	20	720											
3	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2003	2003	3	100	500											
4	0097	AWNING CN	0	0	0	0	208.00	SF	65.00	65.00	100	2003	2003	3	40	5,408											
5	0402	CONC BUMPE	0	0	0	0	29.00	UT	25.00	25.00	100	2003	2003	3	86	624											
6	0811	CONCRETE B	0	0	0	0	735.00	SF	5.20	5.20	100	2003	2003	3	82	3,134											
7	0462	ST/AL FNC	0	0	0	0	18.00	SF	10.00	10.00	100	2003	2003	3	30	54											
8	0425	CL FNC 8'	0	0	0	0	192.00	LF	10.65	10.65	100	2003	2003	3	58	1,186											
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	787.50	787.50	100	2003	2003	3	58	914											
10	0803	ASPHALT C	0	0	0	0	52,660.00	SF	2.00	2.00	100	2003	2003	3	50	52,660											
LAND DESCRIPTION						TOTAL OB/XF										103,798											
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	IW	0.00	0.00	477,417.00	SF		1.00	1.00	1.00	3.50	3.50	1,670,960										
2	009605	C	WETLANDS	0					1.30	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,300										
REVIEW DATE 04/25/2019 BY KK Total Acres: 12.26 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																											

**SUNSTATE COMMERCIAL PROPERTIES LLC/
344 SOPHIA TERRACE
ST AUGUSTINE, FL 32095**

51-3N-27-0000-0001-0240

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ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																	
																								VALUATION BY					DIRECT_CAP											
																								Tax Group: 4					Tax Dist:											
																								BUILDING MARKET VALUE					2,972,460											
																								TOTAL MARKET OB/XF VALUE					0											
																								TOTAL LAND VALUE - MARKET					0											
																								TOTAL MARKET VALUE					2,972,460											
																								SOH/AGL Deduction					0											
																								ASSESSED VALUE					2,972,460											
																								TOTAL EXEMPTION VALUE					0											
																								BASE TAXABLE VALUE					2,972,460											
																								TOTAL JUST VALUE					2,972,460											
																								NCON VALUE					0											
																								INCOME VALUE					2,972,460											
																								PREVIOUS YEAR MKT VALUE					3,226,735											
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