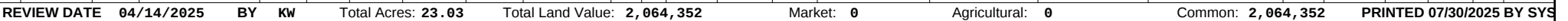


**SPEARS FLORIDA LAND LLC/
C/O SPEARS MANUFACTURING CO, 15853 OLDEN STREET
SYLMAR, CA 91392**

51-3N-27-0000-0001-0390



[illegible]

**SPEARS FLORIDA LAND LLC/
C/O SPEARS MANUFACTURING CO, 15853 OLDEN STREET
SYLMAR, CA 91392**

51-3N-27-0000-0001-0390

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		01	MINIMUM 50		4101	06	12,000		75.2478	40.82	489,840	2014	2014		0	0	30	2.00	68.00	VALUATION BY					STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Exterior Wall		25	MOD METAL 50		3 LGHT MANUF - 0% - 0										Heated Area: 12000					HX Base Yr					Tax Group: 4					Tax Dist:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Roof Structure		10	STEEL FRME 100		50 240 240 50 BAS 2014										BUILDING MARKET VALUE					3,156,681																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Roof Cover		12	MODULAR MT 100												TOTAL MARKET OB/XF VALUE					475,745																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Interior Wall		01	MINIMUM 50												TOTAL LAND VALUE - MARKET					2,064,352																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Interior Wall		07	NONE 50												TOTAL MARKET VALUE					5,696,778																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Interior Floor		03	CONC FINSH 100												SOH/AGL Deduction					2,195,570																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Ceiling		04	NONE 100												ASSESSED VALUE					3,501,208																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Air Condition		01	NONE 100												TOTAL EXEMPTION VALUE					0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Heating Type		01	NONE 100												BASE TAXABLE VALUE					3,501,208																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Plumbing			0 100												TOTAL JUST VALUE					5,696,778																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Frame		05	STEEL 100												NCON VALUE					0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Story Height			21 100		INCOME VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
RMS			1 100		PREVIOUS YEAR MKT VALUE					5,582,412																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Stories		1.	1. 100												SALES DATA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Class		00	. 100												OFF RECORD Number					DATE		TYPE INST		Q U / V I / RSN CD		SALE PRICE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Units		0	100												1577/1447					7/21/2008		WD Q		I		2,000,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Occupancy		00	NONE 100												GRANTOR: COASTLINE PLASTICS LL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Quality		02	Quality Level 02												GRANTEE: SPEARS FLORIDA LAND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
DOR CODE		4100	LIGHT 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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
BAS		12,000		100		2014		12,000		333,091																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
TOTALS		12,000						12,000		333,091		BLD DATE		04/14/2025		KW		LGL DATE		04/25/2025		DC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
EXTRA FEATURES		86334 COASTLINE DR, YULEE										XF DATE				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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
23		0812		CONCRETE C		0 0		80 20		1,600.00		SF		4.00		4.00		100		2007		2007		3		87		5,568																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
24		0812		CONCRETE C		0 0		0 0		2,200.00		SF		4.00		4.00		100		2007		2007		3		87		7,656																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
25		0811		CONCRETE B		0 0		18 33		594.00		SF		5.20		5.20		100		2007		2007		3		87		2,687																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
26		0972		ST LGHT UN		0 0		0 0		3.00		UT		2,530.00		2,530.00		100		2008		2008		3		72		5,465																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
27		0975		ST LT/ARM		0 0		0 0		3.00		UT		500.00		500.00		100		2008		2008		3		72		1,080																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
30		0351		CARPORT MT		0 0		27 31		837.00		SF		12.00		12.00		100		2008		2008		3		31		3,114																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
31		0351		CARPORT MT		0 0		20 18		360.00		SF		10.00		10.00		100		2008		2008		3		31		1,116																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
32		0810		CONCRETE A		0 0		0 0		357.00		SF		6.50		6.50		100		2009		2009		3		89		2,065																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
35		0966		FIRE SPRNK		1 0		0 0		44,540.00		SF		3.00		3.00		100		1995		1995		3		68		90,862																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
36		0966		FIRE SPRNK		1 0		0 0		20,000.00		SF		3.00		3.00		100		2014		2014		3		94		56,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
LAND DESCRIPTION										TOTAL OB/XF										176,013																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

**SPEARS FLORIDA LAND LLC/
C/O SPEARS MANUFACTURING CO, 15853 OLDEN STREET
SYLMAR, CA 91392**

51-3N-27-0000-0001-0390

[illegible]