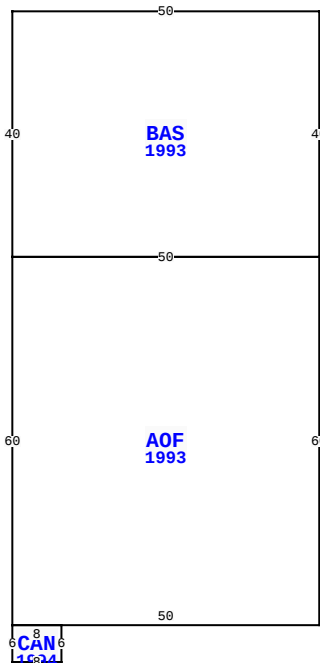


TIRY LLC
86552 TIRY LN
YULEE, FL 32097

51-3N-27-0000-0039-0030

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		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		4803		06	7,564	74.5920	34.13		258,159	1985		0	0	68.50	31.50	VALUATION BY					STANDARD															
Roof Structure		04	WOOD TRUSS 100		1 STOR WAREH - 0% - 0															Heated Area: 5000					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					548,829														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					97,124														
Interior Floor		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					152,370														
Ceiling		04	NONE 100																	TOTAL MARKET VALUE					798,323														
Air Condition		01	NONE 100																	SOH/AGL Deduction					0														
Heating Type		01	NONE 100		ASSESSED VALUE					798,323																													
Plumbing			8 100		TOTAL EXEMPTION VALUE					0																													
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE					798,323																													
Story Height			12 100		TOTAL JUST VALUE					798,323																													
RMS			8 100		NCON VALUE					0																													
Stories		1.	1. 100		INCOME VALUE																																		
Class		00	. 100		PREVIOUS YEAR MKT VALUE					859,203																													
Units		0	0 100		BLDGs 2 + BLDG 3 ARE ATTACHED																																		
Occupancy		00	OWNER OCC 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		4300	LUMBER YARD																																				
MAP NUM			MKT AREA																	04																			
NEIGHBORHOOD/LOC		4053.00			SALES DATA																																		
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR																TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
AOF		3,000	185	1993																5,550	59,668	0762/1246		6/11/1996	WD	U	I	19	100										
BAS		2,000	100	1993																2,000	21,502	GRANTOR: EDWARDS OSCAR V & MAR																	
CAN		48	30	1994																14	151	GRANTEE: R.P.M. WOOD PRODUCT																	
TOTALS		5,048			7,564	81,320	BLD DATE		12/06/2024	KWA	LGL DATE	BUILDING NOTES																											
EXTRA FEATURES		86289 PAGES DAIRY RD, YULEE					XF DATE		12/06/2024	KWA	LAND DATE																												
							INC 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	BUILDING DIMENSIONS																				
1	0464	FNC GT 10'		0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140																						
2	0680	POLE SHED		0	0	32	26	832.00	SF	10.00	10.00	100	1983	1983	3	20	1,664																						
3	0812	CONCRETE C		0	0	0	0	7,500.00	SF	4.00	4.00	100	1986	1986	3	47	14,100																						
4	0812	CONCRETE C		0	0	0	0	7,648.00	SF	4.00	4.00	100	1990	1990	3	57	17,437																						
5	0424	CL FNC 6'		0	0	0	0	552.00	LF	20.00	20.00	100	1980	1980	3	20	2,208		BAS=[YR=1993] W50 S40 AOF=[YR=1993] S60 CAN=[YR=1994] S6 E8 N6 W8 S E50 N60 W50 S E50 N40 S .																				
6	0940	SHEDS/PORT		0	0	8	8	64.00	SF	30.00	30.00	100	1985	1985	3	20	384																						
7	0803	ASPHALT C		0	0	0	0	10,800.00	SF	2.00	2.00	100	1997	1997	3	50	10,800																						
13	0803	ASPHALT C		0	0	0	0	42,825.00	SF	2.00	2.00	100	2005	2005	3	54	46,251																						
14	0803	ASPHALT C		0	0	278	10	2,780.00	SF	2.00	2.00	100	1995	1995	3	50	2,780																						
15	4950	BOLLARD		0	0	0	0	4.00	UT	100.00	100.00	100	1995	1995	3	100	400																						
LAND DESCRIPTION										TOTAL OB/XF										96,164																			
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	004300	C	LUMBER YRD		0		IW	280.00	660.00	3.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	152,370																					
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