

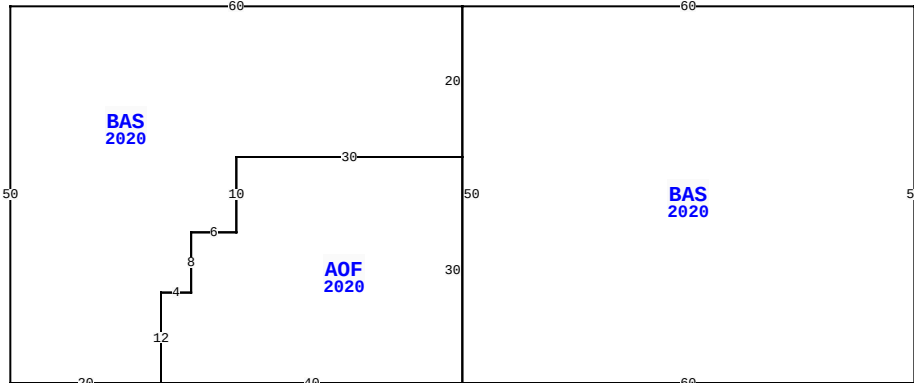
BWT PROPERTY MANAGEMENT INC
1121 BAISDEN RD
JACKSONVILLE, FL 32218

52-3N-27-4890-0054-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										STANDARD																
ELEMENT	CD	25	MOD METAL 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD									
Exterior Wall	10	STEEL FRME	100	2501	06	6,908	98.6406	84.58	584,279	2020	2020	0	0	0	2.00	98.00	Tax Group: 4										Tax Dist:									
Roof Structure	12	MODULAR MT	100	2 SERV SHOP - 0% - 0										Heated Area: 6000										HX Base Yr												
Roof Cover	01	MINIMUM	100											BAS 2020										BAS 2020												
Interior Wall	03	CONC FINSH	100											BAS 2020										BAS 2020												
Interior Floor	04	NONE	100											BAS 2020										BAS 2020												
Ceiling	01	NONE	100											BAS 2020										BAS 2020												
Air Condition	01	NONE	100											BAS 2020										BAS 2020												
Heating Type	01	NONE	100											BAS 2020										BAS 2020												
Plumbing	05	8 100	STEEL 100											BAS 2020										BAS 2020												
Frame	19	100												BAS 2020										BAS 2020												
Story Height	1.1	100												BAS 2020										BAS 2020												
RMS	00	.100												BAS 2020										BAS 2020												
Stories	00	0 100		BAS 2020										BAS 2020																						
Class	00	NONE	100	BAS 2020										BAS 2020																						
Units	00			BAS 2020										BAS 2020																						
Occupancy	00			BAS 2020										BAS 2020																						
Quality				03	Quality Level 03																															
DOR CODE				2500	REPAIR SERVICE																															
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 2020										BAS 2020																				
AOF	1,068	185	2020	1,976	163,787	BAS 2020										BAS 2020																				
BAS	1,932	100	2020	1,932	160,141	BAS 2020										BAS 2020																				
BAS	3,000	100	2020	3,000	248,665	BAS 2020										BAS 2020																				
TOTALS				6,000			6,908	572,593	BLD DATE				04/05/2021				KK				LGL DATE				04/25/2025				DC							
EXTRA FEATURES				463367 SR 200, 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	BAS 2020																			
11	0812	CONCRETE C	0	0	0	1,735.00	SF	4.00	4.00	100	2020	2020	3	98	6,801		BAS 2020																			
12	0963	FIRE HYDR	0	0	0	1.00	UT	1,500.00	1,500.00	100	2020	2020	3	100	1,500		BAS 2020																			
13	0978	SECURITY LT	1	0	0	11.00	UT	450.00	450.00	100	2020	2020	3	95	4,703		BAS 2020																			
14	4950	BOLLARD	1	0	0	23.00	UT	100.00	100.00	100	2020	2020	3	100	2,300		BAS 2020																			
15	0402	CONC BUMPE	1	0	0	4.00	UT	25.00	25.00	100	2020	2020	3	99	99		BAS 2020																			
16	6001	ROLLUP DR	1	0	0	11.00	UT	400.00	400.00	100	2020	2020	3	86	3,784		BAS 2020																			
17	0811	CONCRETE B	1	0	150	6	900.00	SF	5.20	100	2020	2020	3	98	4,586		BAS 2020																			
18	6001	ROLLUP DR	2	0	0	3.00	UT	400.00	400.00	100	2020	2020	3	86	1,032		BAS 2020																			
19	4950	BOLLARD	2	0	0	8.00	UT	100.00	100.00	100	2020	2020	3	100	800		BAS 2020																			
20	0978	SECURITY LT	2	0	0	6.00	UT	450.00	450.00	100	2020	2020	3	95	2,565		BAS 2020																			
LAND DESCRIPTION										TOTAL OB/XF										28,170																
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												

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REVIEW DATE	05/16/2025	BY	KWA	Total Acres: 0.00	Total Land Value: 1,116,445	Market: 0	Agricultural: 0	Common: 1,116,445	PRINTED 07/30/2025 BY SYS
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