

BLOCK 10 LOTS 1 2 3 4 5
LOTS 26 27 28 29
& AB/R/W OR 126/497

WATSON PROPERTIES 2 LLC
7821 DEERCREEK CLUB RD STE 200
JACKSONVILLE, FL 32256

2026

00-00-31-1680-0010-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	08	CLAY TILE 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	03	9 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,459	100	2002	5,459	717,231
CAN	136	30	2002	41	5,387
CAN	136	30	2002	41	5,387
CAN	173	30	2002	52	6,832
FDS	165	60	2002	99	13,007
UOP	180	20	2002	36	4,730

TOTALS	6,249			5,728	752,574
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	14,931.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	842.00	LF	15.00
3	0811	CONCRETE B	0	0	0	0	946.00	SF	5.20
4	0422	CL FNC 4'	0	0	0	0	436.00	LF	15.00
5	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00
6	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50
7	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50
8	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50
9	4950	BOLLARD	0	0	0	0	2.00	UT	100.00
10	1128	BRICK 12"	0	0	6	5	30.00	SF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0006	C-1	120.00	240.00	28,800.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	5,728	114.3219	170.63	977,369	2002	2008	0	0	10	13.00	77.00
1 OFFICE 0% - 2025 Heated Area: 5459 HX Base Yr												
FDS 2002, UOP 2002, BAS 2002, CAN 2002												
BLD DATE 03/18/2022, LGL DATE 05/07/2026, KK, DC												

TOTAL OB/XF 75,591												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	0	14,931.00	SF	4.00	4.00	100	2002
2	0400	CONC CURB	0	0	0	0	842.00	LF	15.00	15.00	100	2002
3	0811	CONCRETE B	0	0	0	0	946.00	SF	5.20	5.20	100	2002
4	0422	CL FNC 4'	0	0	0	0	436.00	LF	15.00	15.00	100	2002
5	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2002
6	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2002
7	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2002
8	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	2002
9	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2002
10	1128	BRICK 12"	0	0	6	5	30.00	SF	14.00	14.00	100	2002

TOTAL OB/XF 75,591												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	001700	C	1STORY OFF	0	0006	C-1	120.00	240.00	28,800.00	SF		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		752, 574	
TOTAL MARKET OB/XF VALUE		83, 703	
TOTAL LAND VALUE - MARKET		864, 000	
TOTAL MARKET VALUE		1, 700, 277	
SOH/AGL Deduction		25, 114	
ASSESSED VALUE		1, 675, 163	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1, 675, 163	
TOTAL JUST VALUE		1, 700, 277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1, 522, 875	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210169	REMODEL	920,610	03/30/2021
20142082	XFOB	1,420	09/25/2014
20141711	REMODEL	2,000	08/04/2014
20141670	REMODEL	19,000	07/29/2014
20141670	INTREM	19,000	07/29/2014
20141572	SIGN	9,000	07/18/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2696/867	2/23/2024	WD U	I	30	
GRANTOR: WATSON REALTY CORP					
GRANTEE: WATSON PROPERTIES 2					
1051/0966	4/23/2002	TD U	V	07	100
GRANTOR: HUNTLEY W T & LL TRUS					
GRANTEE: WATSON REALTY CORP					

BUILDING NOTES									
BAS=[YR=2002;ORIG=0,0] W103 S9 S34 S10 E29 E45 E29 N9 N34 N10 \$									
UOP=[YR=2002;ORIG=-135,23] N12 E15 S12 W15 \$									
CAN=[YR=2002;ORIG=-74,53] S3 E13 S2 E19 N2 E13 N3 W45 \$									
FDS=[YR=2002;ORIG=-135,11] N11 E15 S11 W15 \$									
CAN=[YR=2002;ORIG=-103,9] W4 S34 E4 N34 \$									
CAN=[YR=2002;ORIG=0,44] E4 N34 W4 S34 \$									
PTR=[ORIG=0,0] N15 S15 \$									
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