

ROCKTENN CP LLC
C/O SMURFIT WESTROCK ATTN: AR, 600 N 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1860-0000-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 69										2	
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		23		REINF CONC 100		1701		04		121		80.7975		120.59		14,591		1985		1985		0		0		59.00		41.00		VALUATION BY					STANDARD						
Roof Structure		01		FLAT 100		1		OFFICE		0% - 0		Heated Area: 121										HX Base Yr										Tax Group: 2					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										20,910,078											
Interior Wall		04		PLYWOOD 100																										3,554,993											
Interior Floor		03		CONC FINSH 100																										14,519,063											
Air Condition		02		WINDOW 100																										38,984,134											
Heating Type		02		CONVECTION 100																										0											
Fixtures		02		3 100																										38,984,134											
Frame		04		REIN CONC 100																										0											
Story Height		0		100																										38,984,134											
RMS		1		100																										10,800											
Stories		1.		1. 100																										38,984,134											
Units		0		100																										INCOME VALUE											
Occupancy		00		OWNER OCC 100																										PREVIOUS YEAR MKT VALUE											

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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	5,650	76.0838	36.14	204,191	1983	1983	0	0	0	50.00

3 PREFAB MTL 0% - 0 Heated Area: 4000 HX Base Yr

The diagram shows a floor plan with two rooms. The left room is labeled 'BAS 1993' and the right room is labeled 'GOF 1993'. The total heated area is 4000. The diagram includes dimensions for walls and openings. The left room has a width of 75 and a height of 40. The right room has a width of 25 and a height of 40. The opening between the rooms has a width of 25 and a height of 20. The bottom wall of the left room has a length of 50, and the bottom wall of the right room has a length of 50.

BLD DATE	04/11/2019	KK	LGL DATE	05/04/2026	DC
XF DATE			LAND DATE		

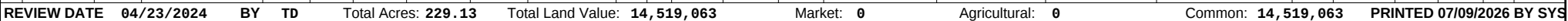
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EXTRA FEATURES							600 N 8TH ST, FERNANDINA BEACH				INC DATE						AG DATE			
L N	OB/OF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
21	0422	CL FNC 4'	0	0	0	0	951.00	LF	15.00	15.00	100	1985	1985	3	20	2,853				
22	1132	REINFR 12	0	0	0	0	1,203.00	SF	7.40	7.40	100	1983	1983	3	75	6,677				
23	1132	REINFR 12	0	0	0	0	956.00	SF	7.40	7.40	100	1983	1983	3	75	5,306				
24	1132	REINFR 12	0	0	0	0	1,050.00	SF	7.40	7.40	100	1983	1983	3	75	5,828				
25	1132	REINFR 12	0	0	0	0	2,616.00	SF	7.40	7.40	100	1983	1983	3	75	14,519				
26	0680	POLE SHED	0	0	9	7	63.00	SF	10.00	10.00	100	1989	1989	3	20	126				
27	1132	REINFR 12	0	0	0	0	4,536.00	SF	7.40	7.40	100	1983	1983	3	75	25,175				
28	1132	REINFR 12	0	0	14	9	126.00	SF	7.40	7.40	100	1983	1983	3	75	699				
29	1132	REINFR 12	0	0	0	0	860.00	SF	7.40	7.40	100	1983	1983	3	75	4,773				
30	1132	REINFR 12	0	0	57	14	798.00	SF	7.40	7.40	100	1983	1983	3	75	4,429				

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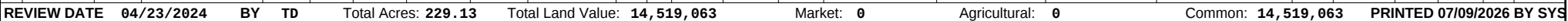
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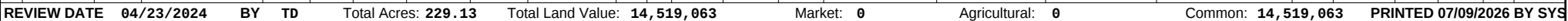
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CONTAINER CORP MILL SITE
DB 102/326 OLD TOWN BLOCKS
26 27 (EX LOTS 3 4 5 6 7)

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2026

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	04 C ABOVE GD 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	5 100
Frame	05 STEEL 100
Story Height	23 100
RMS	2 100
Stories	3.5 3.5 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	4200 HEAVY MANUFACTURE

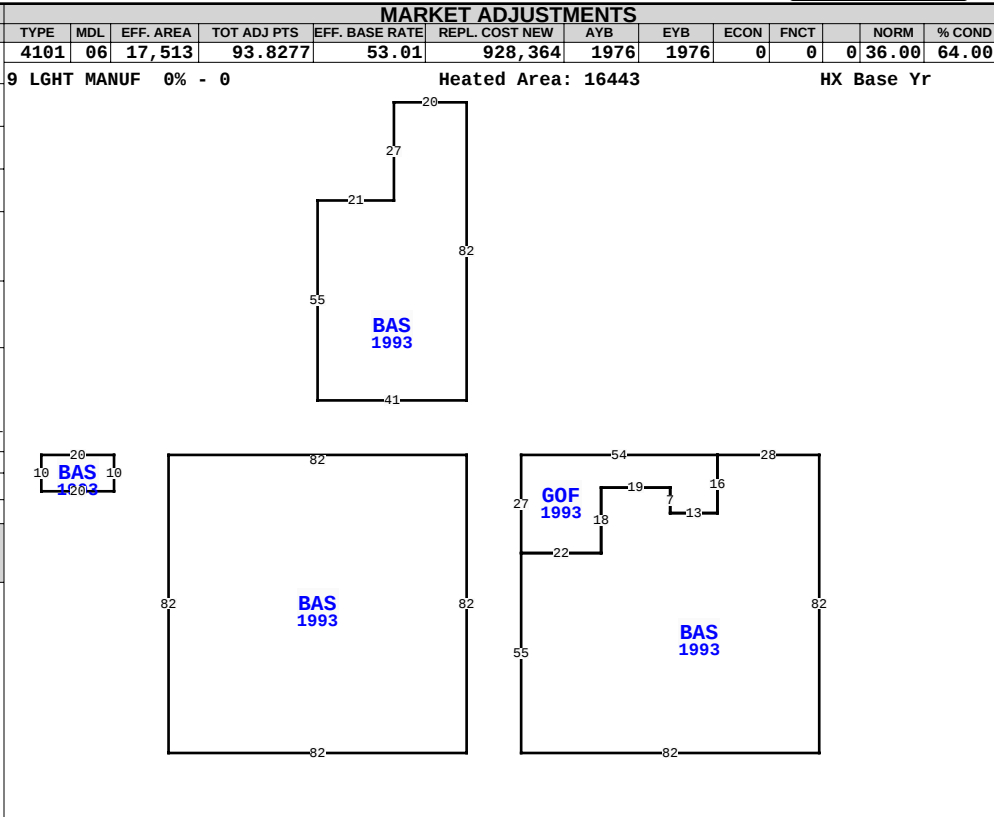
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	6,785
BAS	2,795	100	1993	2,795	94,824
BAS	5,751	100	1993	5,751	195,111
BAS	6,724	100	1993	6,724	228,121
GOF	973	210	1993	2,043	69,311

TOTALS	16,443			17,513	594,153
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
81	0966	FIRE SPRNK	0	0	0	0	140,556.00	SF	3.00
82	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
83	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
84	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
85	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00
86	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
87	0940	SHEDS/PORT	0	0	10	7	70.00	SF	30.00
88	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00
89	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
90	0940	SHEDS/PORT	0	0	11	7	77.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



BLD DATE	04/11/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/04/2026
INC DATE			AG DATE	DC

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
81	0966	FIRE SPRNK	0	0	0	0	140,556.00	SF	3.00
82	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
83	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
84	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
85	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00
86	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
87	0940	SHEDS/PORT	0	0	10	7	70.00	SF	30.00
88	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00
89	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00
90	0940	SHEDS/PORT	0	0	11	7	77.00	SF	30.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 9 of 69
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	20,910,078		
TOTAL MARKET OB/XF VALUE	3,554,993		
TOTAL LAND VALUE - MARKET	14,519,063		
TOTAL MARKET VALUE	38,984,134		
SOH/AGL Deduction	0		
ASSESSED VALUE	38,984,134		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	38,984,134		
TOTAL JUST VALUE	38,984,134		
NCON VALUE	10,800		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	38,705,163		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1974/0952	4/15/2015	WD	Q	V	01
GRANTOR: HAKIMIAN VICTORIA PAI					SALE PRICE
GRANTEE: ROCKTENN CP LLC					22,500
1968/1144	3/11/2015	QC	U	I	11
GRANTOR: CSX TRANSPORTATION IN					100
GRANTEE: ROCKTENN CP LLC					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W82 S82 E82 N82\$ PTR= E1560F=[YR=1993] E54									
BAS=[YR=1993] E28 S82 W82 N55 E22 N18 E19 S7 E13 N16 \$ S16									
W13 N7 W19 S18 W22 N27\$ W15\$ PTR= N15 BAS=[YR=1993] N82 W20									
S27 W21 S55 E41\$ S15\$ PTR= W97 BAS=[YR=1993] W20 S10 E20 N10\$									
E97\$.									

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ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	29	NONE 70			4101	06	702	73.3925	41.47	29,112	1982	1982	0	0	20	26.50	53.50	VALUATION BY					STANDARD										
Exterior Wall	23	REINF CONC 30			20 LGHT MANUF 0% - 0												Heated Area: 702					HX Base Yr											
Roof Structur	10	STEEL FRME 100			26 27 26 27														Tax Group: 2					Tax Dist:									
Roof Cover	05	CORG ASB 100																BUILDING MARKET VALUE					20,910,078										
Interior Wall	07	NONE 70																TOTAL MARKET OB/XF VALUE					3,554,993										
Interior Wall	01	MINIMUM 30																TOTAL LAND VALUE - MARKET					14,519,063										
Interior Floo	04	C ABOVE GD 100																TOTAL MARKET VALUE					38,984,134										
Ceiling	04	NONE 100																SOH/AGL Deduction					0										
Air Condition	01	NONE 100																ASSESSED VALUE					38,984,134										
Heating Type	01	NONE 100																TOTAL EXEMPTION VALUE					0										
Plumbing	01	NONE 100																BASE TAXABLE VALUE					38,984,134										

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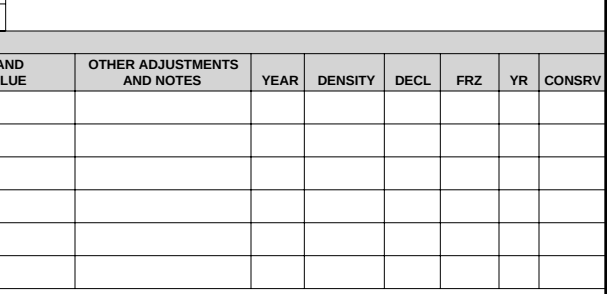
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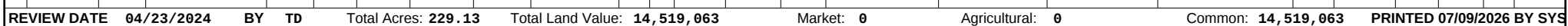
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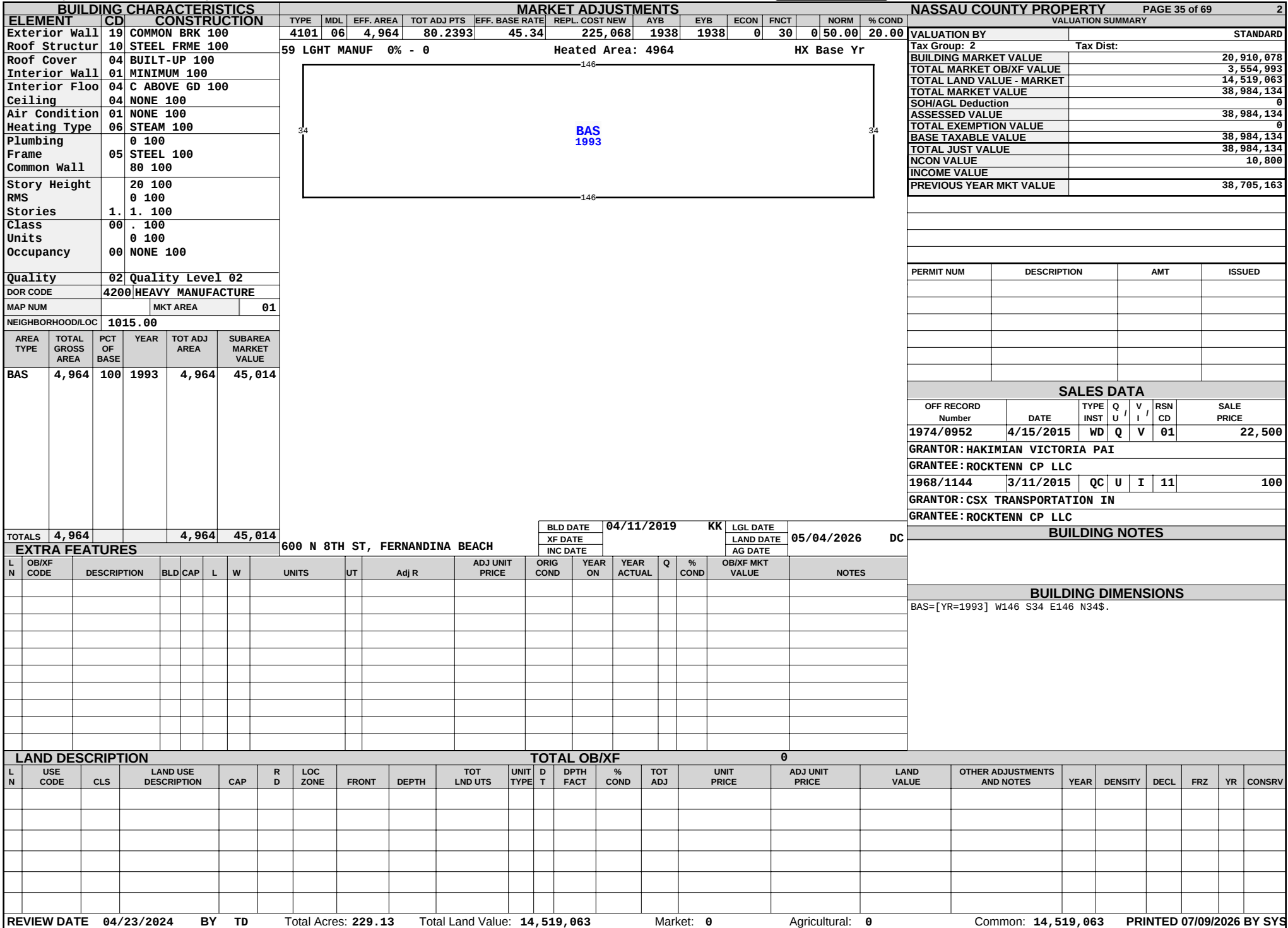
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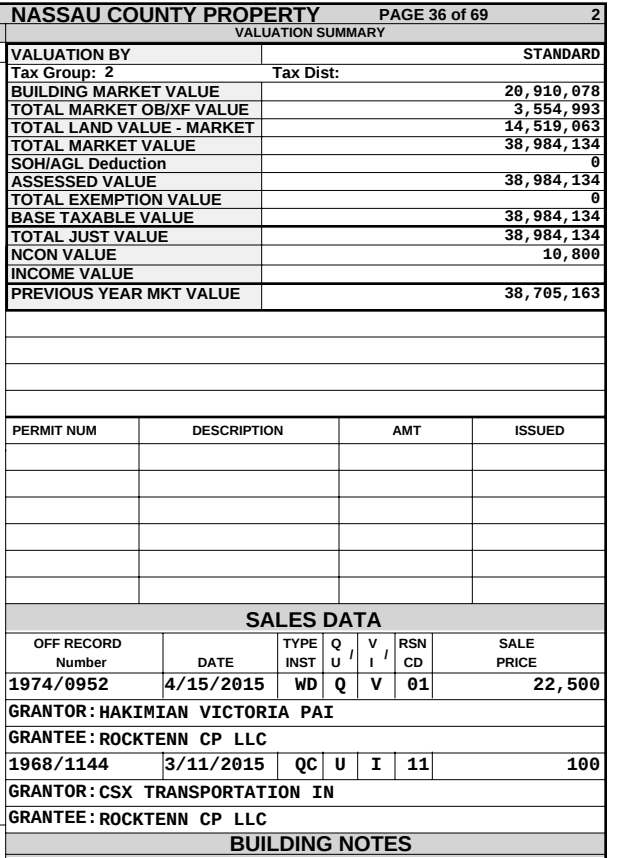
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BUILDING DIMENSIONS	
BAS=[YR=1993]	W178 S66 E178 N66\$.

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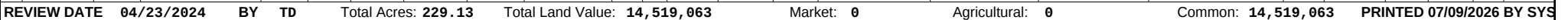
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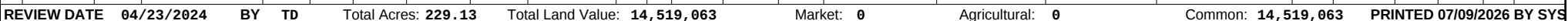
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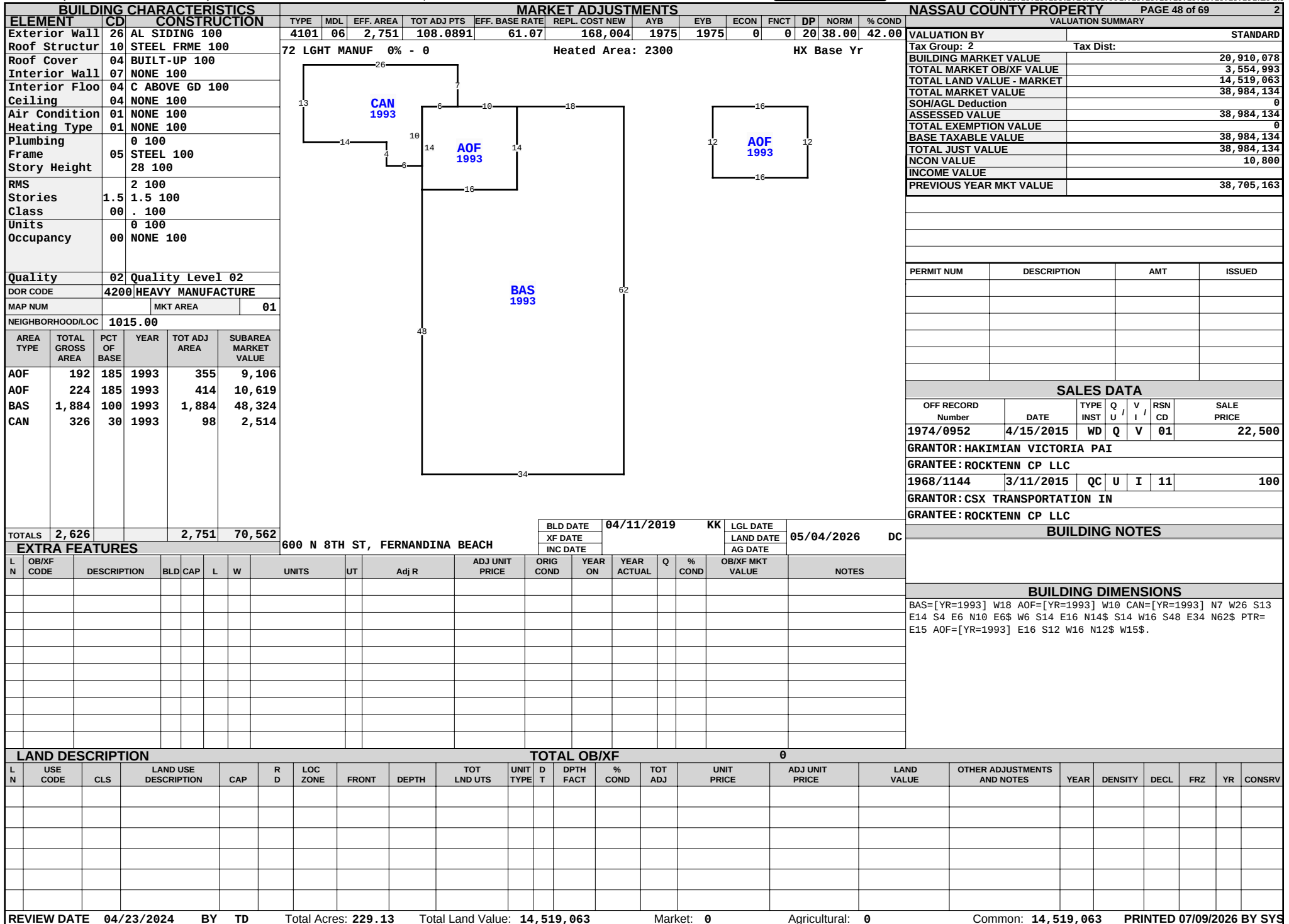
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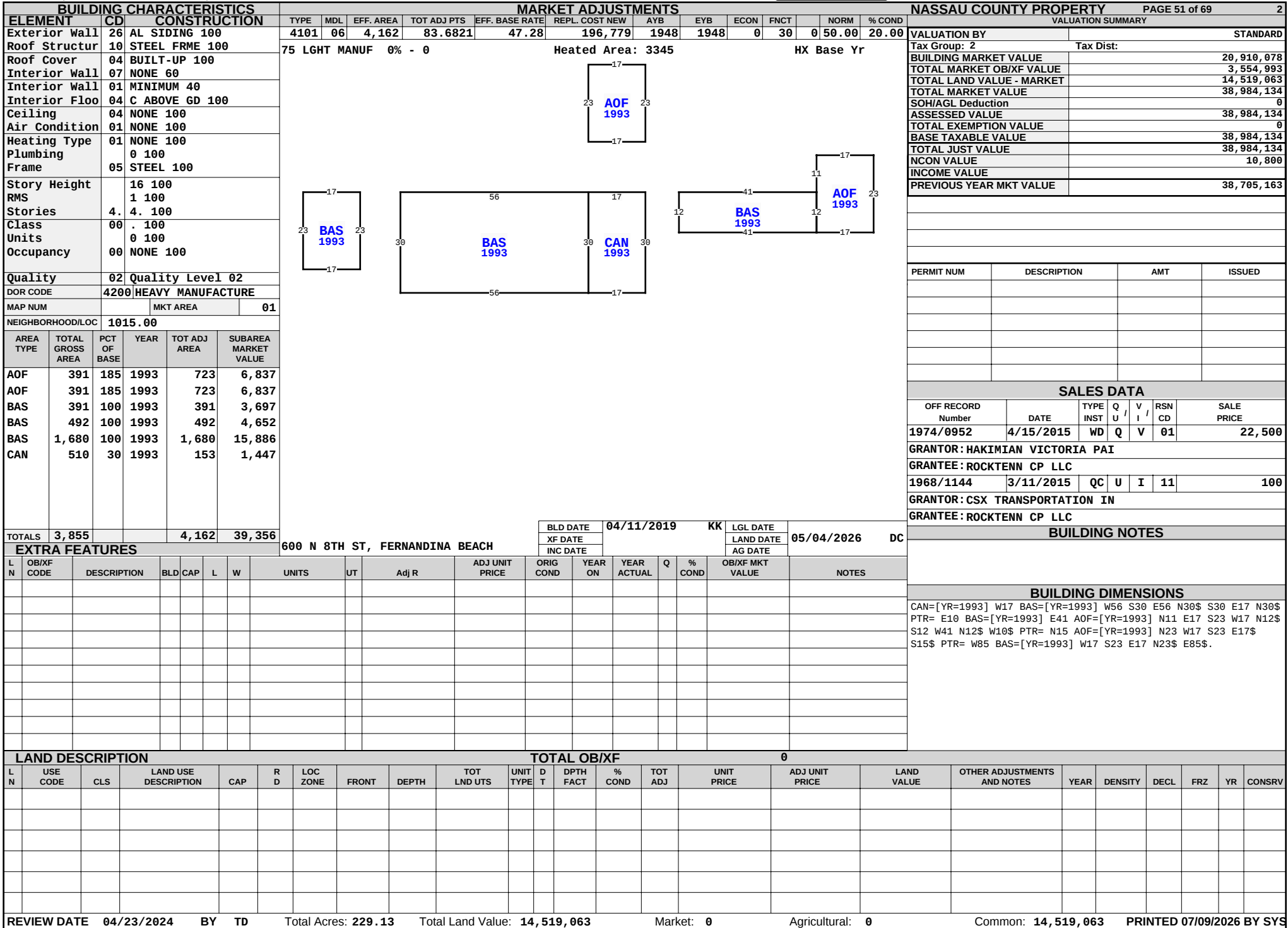
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 50 of 69									
ELEMENT		CD	AL SIDING 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		VALUATION BY		STANDARD												
Exterior Wall		26	AL SIDING 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		Tax Group: 2		Tax Dist:												
Roof Structur		10	STEEL FRME 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		BUILDING MARKET VALUE		20,910,078												
Roof Cover		04	BUILT-UP 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		TOTAL MARKET OB/XF VALUE		3,554,993												
Interior Wall		07	NONE 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		TOTAL LAND VALUE - MARKET		14,519,063												
Interior Floo		04	C ABOVE GD 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		TOTAL MARKET VALUE		38,984,134												
Ceiling		04	NONE 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		SOH/AGL Deduction		0												
Air Condition		01	NONE 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		ASSESSED VALUE		38,984,134												
Heating Type		01	NONE 100		STEEL FRME 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		TOTAL EXEMPTION VALUE		0												
Plumbing		05	2 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		BASE TAXABLE VALUE		38,984,134												
Frame		05	2 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		TOTAL JUST VALUE		38,984,134												
Story Height		05	28 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		NCON VALUE		10,800												
RMS		00	2 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		INCOME VALUE														
Stories		00	2. 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr		PREVIOUS YEAR MKT VALUE		38,705,163												
Class		00	. 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
Units		00	0 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
Occupancy		00	NONE 100		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
Quality		02	Quality Level 02		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
DOR CODE		4200	HEAVY MANUFACTURE		STEEL 100		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
MAP NUM			MKT AREA		01		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
NEIGHBORHOOD/LOC		1015.00	MKT AREA		01		74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
AOF		232	185	1993	429	11,218	74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
AOF		561	185	1993	1,038	27,143	74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
BAS		3,884	100	1993	3,884	101,563	74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
CAN		374	30	1993	112	2,929	74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
ULP		2,268	30	1993	680	17,781	74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
TOTALS		7,319			6,143	160,634	74 LGHT MANUF		0% - 0		Heated Area: 4677		HX Base Yr																
EXTRA FEATURES		600 N 8TH ST, FERNANDINA BEACH		BLD DATE		04/11/2019	KK		LGL DATE		05/04/2026	DC																	
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												

ROCKTENN CP LLC
C/O SMURFIT WESTROCK ATTN: AR, 600 N 8TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1860-0000-0000



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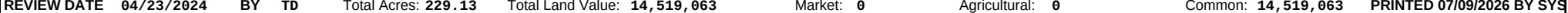
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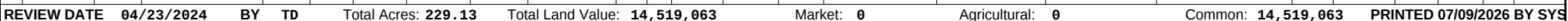
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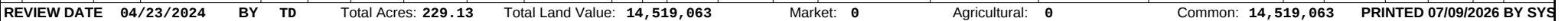
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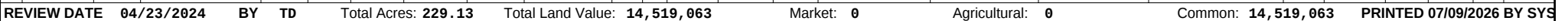
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