

**JAT PARTNERS LLC/
8613 ROSWELL RD
ATLANTA, GA 30350**

01-2N-27-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall25MOD METAL 30

Roof Structure10STEEL FRME 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 60

Interior Floor11CLAY TILE 40

Ceiling01FIN.SUSPD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Fixtures7100

Frame Story Height05STEEL 100
14 100
15 100

Stories Units1.1. 100
0 100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE1700OFFICE BUILDINGS

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4002.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,93710020052,937284,035

BAS825100201182579,785

FST77502005383,675

UST1,18840200547545,937

TOTALS5,0274,275413,432

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTAPNORM% COND

1701044,275111.7190166.74712,81420052005002517.0058.00

1 OFFICE0%-0Heated Area: 3762HX Base Yr

UST2005

FST2005

BAS2011

BAS2005

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE413,432

TOTAL MARKET OB/XF VALUE20,792

TOTAL LAND VALUE - MARKET435,915

TOTAL MARKET VALUE870,139

SOH/AGL Deduction26,729

ASSESSED VALUE843,410

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE843,410

TOTAL JUST VALUE870,139

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE824,154

PERMIT NUMDESCRIPTIONAMTISSUED

B1124767C0 ISSUED006/22/2011

B24767REMODEL2,48006/01/2011

M16250H/AC006/01/2011

B0514632ADDITION003/15/2006

C0515307C0 ISSUED40,00005/01/2005

M0509814H/AC005/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1734/08844/14/2011WDQI02495,000

GRANTOR: EVERBANK

GRANTEE: JAT PARTNERS LLLP

1712/044111/30/2010CTUI18415,100

GRANTOR: CLERK OF COURT

GRANTEE: EVERBANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W39 UST=[YR=2005] W36 S33 BAS=[YR=2011] S33 E25 N26 FST=[YR=2005] E11 N7 W11 S7\$ N7 W25\$ E36 N33 \$ S33 W11 S33 E50 N66\$.

EXTRA FEATURES

96014 CHESTER RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/16/2026DC

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10803ASPHALT C000012,614.00SF2.002.001002005200535213,119

20812CONCRETE C00001,081.00SF4.004.00100200520053833,589

30402CONC BUMPE000018.00UF25.0025.0010020052005387392

40097AWNING CN0007062.00SF65.0065.00100200620063401,612

50443STK FNC 6'000028.00LF10.0010.001002006200632262

60001ROLLUP DR00001.00UT400.00400.001002005200532184

70978SECURTY LT00001.00UT450.00450.0010020052005361275

80810CONCRETE A00198152.00SF6.506.5010020112011390889

90819CONC 12"0004416.00SF9.509.5010020112011390137

101130REINFR60008864.00SF5.755.7510020112011397357

LAND DESCRIPTION

TOTAL OB/XF20,516

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00003CI0.000.0029,061.00SF1.001.001.0015.0015.00435,915

REVIEW DATE06/01/2026BYTDTotal Acres: 0.67Total Land Value: 435,915Market: 0Agricultural: 0Common: 435,915PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4										
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
																									VALUATION BY										STANDARD									
																									Tax Group: 4										Tax Dist:									
																									BUILDING MARKET VALUE										413, 432									
																									TOTAL MARKET OB/XF VALUE										20, 792									
																									TOTAL LAND VALUE - MARKET										435, 015									
																									TOTAL MARKET VALUE										870, 139									
																									SOH/AGL Deduction										26, 729									
																									ASSESSED VALUE										843, 410									
																									TOTAL EXEMPTION VALUE										0									
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