

3HL LLC/
C/O NAI HALLMARK, 200 RIVERSIDE AVE SUITE 5
JACKSONVILLE, FL 32202

01-2N-27-0000-0003-0230

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		DP		NORM		% COND		VALUATION SUMMARY																	
Exterior Wall		20		FACE BRICK 100		1701		04		9,963		107.3754		160.26		1,596,670		2010		2010		0		20		15		11.00		54.00		VALUATION BY																	
Roof Structur		04		WOOD TRUSS 100		1		OFFICE		0%		0				Heated Area: 9916				HX Base Yr												STANDARD																	
Roof Cover		03		COMP SHNGL 100																												Tax Group: 4																	
Interior Wall		05		DRYWALL 100																												Tax Dist:																	
Interior Floo		14		CARPET 80																												BUILDING MARKET VALUE																	
Interior Floo		07		CORK/VTILE 20																												TOTAL MARKET OB/XF VALUE																	
Ceiling		01		FIN.SUSPD 100																												TOTAL LAND VALUE - MARKET																	
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE																	
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction																	
Fixtures		29		100																												ASSESSED VALUE																	
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE																	
Story Height				12 100																												BASE TAXABLE VALUE																	
RMS				30 100																												TOTAL JUST VALUE																	
Stories		1.		1. 100																												NCON VALUE																	
Units				0 100																												INCOME VALUE																	
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE																	
Quality		04		Quality Level 04																																													
DOR CODE		1900		PROFESSIONAL BLDG																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		4002.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		7,954		100		2010		7,954		688,342																																							
BAS		1,962		100		2018		1,962		169,792																																							
CAN		156		30		2010		47		4,067																																							
TOTALS		10,072						9,963		862,202																																							
EXTRA FEATURES																																																	
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																			
1		0803		ASPHALT C		0 0		0 0		13,773.00 SF		2.00		2.00		100		2010		2010		3		62		17,079																							
2		0811		CONCRETE B		0 0		0 0		917.00 SF		5.20		5.20		100		2010		2010		3		89		4,244																							
3		0400		CONC CURB		0 0		0 0		795.00 LF		15.00		15.00		100		2010		2010		3		92		10,971																							
4		0402		CONC BUMPE		0 0		0 0		33.00 UT		25.00		25.00		100		2010		2010		3		92		759																							
5		0462		ST/AL FNC		0 0		0 0		1,986.00 SF		10.00		10.00		100		2010		2010		3		52		10,327																							
6		1127		BRICK 8"		0 0		0 0		288.00 SF		11.00		11.00		100		2010		2010		3		97		3,073																							
7		0810		CONCRETE A		0 0		0 0		209.00 SF		6.50		6.50		100		2010		2010		3		89		1,209																							
8		0463		FENCE GATE		0 0		0 0		2.00 UT		300.00		300.00		100		2010		2010		3		74		444																							
9		1123		CB 8"		0 0		0 0		2,546.00 SF		6.15		6.15		100		2010		2010		3		89		13,936																							
10		0920		CWALL-WD/M		0 0		0 0		326.00 LF		390.00		390.00		100		2010		2010		3		35		44,499																							
LAND DESCRIPTION										TOTAL OB/XF										106,541																													
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		001900		C		PROF. BLDG		0		0004		OR		0.00		0.00		50,965.00		SF				1.00		1.00		1.00		13.50		13.50		688,028															
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REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 688,028 Market: 0 Agricultural: 0 Common: 688,028 PRINTED 07/09/2026 BY SYS