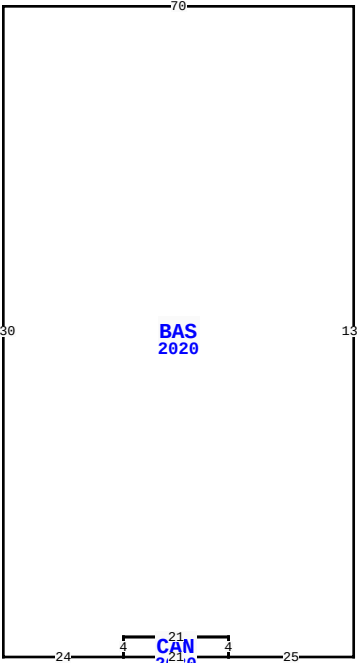


JOHN-MARY ENTERPRISES LTD
14524 N ROME AVE
TAMPA, FL 33613

19-1S-24-0000-0009-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND																	
Exterior Wall	25	MOD METAL 80								1101	04	9,041	112.3705	166.31	1,503,609	2020	2020	0	0	10	3.00	87.00	VALUATION BY																
Exterior Wall	15	CONC BLOCK 20								1 RETAILSTOR 0% - 0 Heated Area: 9016 HX Base Yr														STANDARD															
Roof Structur	10	STEEL FRME 100																						Tax Group: 6								Tax Dist:							
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE								1,308,140							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								105,358							
Interior Floo	03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET								290,762							
Ceiling	02	F.NOT SUS 100																						TOTAL MARKET VALUE								1,704,260							
Air Condition	04	ROOF TOP 100																						SOH/AGL Deduction								0							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								1,704,260							
Fixtures	7	100																						TOTAL EXEMPTION VALUE								0							
Frame	05	STEEL 100																						BASE TAXABLE VALUE								1,704,260							
Story Height		15 100																						TOTAL JUST VALUE								1,704,260							
RMS		4 100								NCON VALUE								0																					
Stories	1.	1. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE								1,681,460																					
Occupancy	00	NONE 100																																					
Quality		05	Quality Level 05																																				
DOR CODE		1100	STORES, 1 STORY																																				
MAP NUM			MKT AREA						09																														
NEIGHBORHOOD/LOC		9002.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	9,016	100	2020	9,016	1,304,522																																		
CAN	84	30	2020	25	3,617																																		
TOTALS		9,100			9,041	1,308,140																																	
EXTRA FEATURES										8340 US HWY 301, BRYCEVILLE																													
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	26,021.00	SF	2.00	2.00	100	2020	2020	3	82	42,674																							
2	0812	CONCRETE C	0	0	0	0	4,416.00	SF	4.00	4.00	100	2020	2020	3	97	17,134																							
3	0400	CONC CURB	0	0	0	0	563.00	LF	15.00	15.00	100	2020	2020	3	98	8,276																							
4	0090	AUTO DOOR	0	0	0	0	1.00	LF	2,500.00	2,500.00	100	2020	2020	3	82	2,050																							
5	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2020	2020	3	98	245																							
6	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2020	2020	3	100	400																							
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2020	2020	3	94	14,269																							
8	0446	BOX FNC 6'	0	0	0	0	44.00	LF	20.00	20.00	100	2020	2020	3	82	722																							
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	94	282																							
10	0424	CL FNC 6'	0	0	0	0	391.00	LF	20.00	20.00	100	2020	2020	3	94	7,351																							
LAND DESCRIPTION										TOTAL OB/XF										93,403																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001100	C	STORE 1FLR		0	CI	0.00	0.00	116,305.00	SF		1.00	1.00	1.00	2.50	2.50	290,762																						
</																																							

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