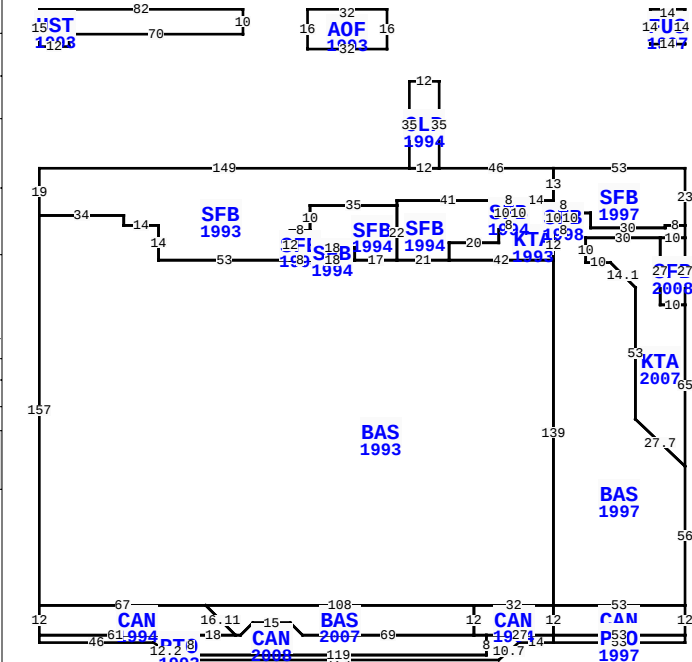


PARK SLOPE DEVELOPMENT CORP/
C/O THE AEGIS GROUP, LLC, 1102 18TH AVENUE SOUTH
NASHVILLE, TN 37212

25-2N-28-0000-0002-0290

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	AP	NORM	% COND								
Exterior Wall	15	CONC BLOCK 50								1401	04	47,664	105.3740	136.99	6,529,491	1992	1992	0	0	10	50.00	40.00								
Exterior Wall	20	FACE BRICK 50								1 SUPER MRKT 0% - 0										Heated Area: 46039 HX Base Yr										
Roof Structure	09	RIDGE FRME 100																												
Roof Cover	04	BUILT-UP 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	07	CORK/VTILE 100																												
Ceiling	01	FIN.SUSPD 100																												
Air Condition	04	ROOF TOP 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	39	100																												
Frame	03	MASONRY 100																												
Story Height		20 100																												
RMS		10 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality		03 Quality Level 03																												
DOR CODE		1400 SUPERMARKET																												
MAP NUM										MKT AREA								04												
NEIGHBORHOOD/LOC		4002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	512	100	1993	512	28,056																									
BAS	29,581	100	1993	29,581	620,920																									
BAS	6,198	100	1997	6,198	339,626																									
BAS	1,124	100	2007	1,124	61,591																									
CAN	384	30	1994	115	6,302																									
CAN	876	30	1994	263	14,411																									
CAN	636	30	1998	191	10,466																									
CAN	1,052	30	2008	316	17,316																									
CLP	420	30	1994	126	6,904																									
FUS	196	100	1997	196	10,740																									
TOTALS		52,634			47,664	611,796																								
EXTRA FEATURES										96076 LOFTON SQUARE CT, YULEE																				
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	112,497.00	SF	2.00	2.00	100	1992	1992	3	50	112,497															
2	0812	CONCRETE C	0	0	0	1,007.00	SF	4.00	4.00	100	1992	1992	3	59.5	2,397															
3	0966	FIRE SPRNK	0	0	0	36,994.00	SF	3.00	3.00	100	1992	1992	3	60	66,589															
4	0972	ST LGHT UN	0	0	0	6.00	UT	2,530.00	2,530.00	100	1992	1992	3	28	4,250															
5	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	500.00	100	1992	1992	3	28	280															
6	0400	CONC CURB	0	0	0	2,246.00	LF	15.00	15.00	100	1992	1992	3	68	22,909															
7	4950	BOLLARD	0	0	0	38.00	UT	100.00	100.00	100	1997	1997	3	100	3,800															
8	0461	IRON FENCE	0	0	146	3	438.00	SF	8.50	8.50	100	1997	1997	3	77	2,867														
9	0966	FIRE SPRNK	0	0	0	9,524.00	SF	3.00	3.00	100	1997	1997	3	70	20,000															
10	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	1997	1997	3	20	80															
LAND DESCRIPTION										TOTAL OB/XF										235,669										
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	001400	C	SUPERMARKT	0	0004	PUD	0.00	0.00	217,800.00	SF		1.00	1.00	1.00	4.50	4.50	980,100													

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 5.00	Total Land Value: 980,100	Market: 0	Agricultural: 0	Common: 980,100	PRINTED 07/09/2026 BY SYS
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