IN OR 2588/1529
(EX PT R/W OR 1367/873)
ESMT IN OR 2563-836

REALTY INCOME PROPERTIES 21LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

2026

27-2N-28-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

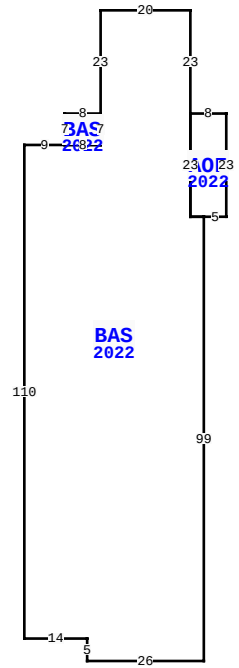
DOR CODE 2610 CAR WASH
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	184	100	2022	184	28,176
BAS	56	100	2022	56	8,575
BAS	5,082	100	2022	5,082	778,223
TOTALS	5,322			5,322	814,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2603	04	5,322	105.4007	154.68	823,207	2022	2022	0	0	0	1.00	99.00

1 FULLCARWSH 0% - 2023 Heated Area: 5322 HX Base Yr



474339 SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	814,975
TOTAL MARKET OB/XF VALUE	101,549
TOTAL LAND VALUE - MARKET	1,253,134
TOTAL MARKET VALUE	2,169,658
SOH/AGL Deduction	0
ASSESSED VALUE	2,169,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,169,658
TOTAL JUST VALUE	2,169,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,130,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012674	NEW CONSTR-CAR WA	290,492	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1529	8/30/2022	SW	Q	I	01	4,000,000
GRANTOR: FOWLER PROPERTIES INC						
GRANTEE: REALTY INCOME PROPE						
2473/1063	6/24/2021	SW	Q	V	01	1,300,000
GRANTOR: OLIN MARK R						
GRANTEE: FOWLER PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W20 S23 S7 W8 W9 S110 E14 S5 E26 N99 W3 N23 N23 $
AOF=[YR=2022;ORIG=3,46] E5 N23 W8 S23 E3 $
BAS=[YR=2022;ORIG=-20,23] W8 S7 E8 N7 $
.

EXTRA FEATURES

LN	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	10,675.00	SF	2.00	2.00	100	2022	2022	3	86	18,361	
2	0812	CONCRETE C	0	0	0	0	11,114.00	SF	4.00	4.00	100	2022	2022	3	99	44,011	
3	0400	CONC CURB	0	0	0	0	1,744.00	LF	15.00	15.00	100	2022	2022	3	99	25,898	
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2022	2022	3	100	200	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2022	2022	3	99	50	
6	1126	CB/STC 8"	0	0	0	0	39.00	SF	8.00	8.00	100	2022	2022	3	99	309	
7	0810	CONCRETE A	0	0	0	0	0.00	SF	6.50	6.50	100	2022	2022	3	99	0	
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2022	2022	3	96	12,144	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 101,549

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0		CG	0.00	0.00	49,531.00	SF		1.00	1.00	1.10	23.00	25.30	1,253,134							

REVIEW DATE 04/11/2022 BY HS Total Acres: 0.00 Total Land Value: 1,253,134 Market: 0 Agricultural: 0 Common: 1,253,134 PRINTED 07/09/2026 BY SYS