



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	11	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4058.00
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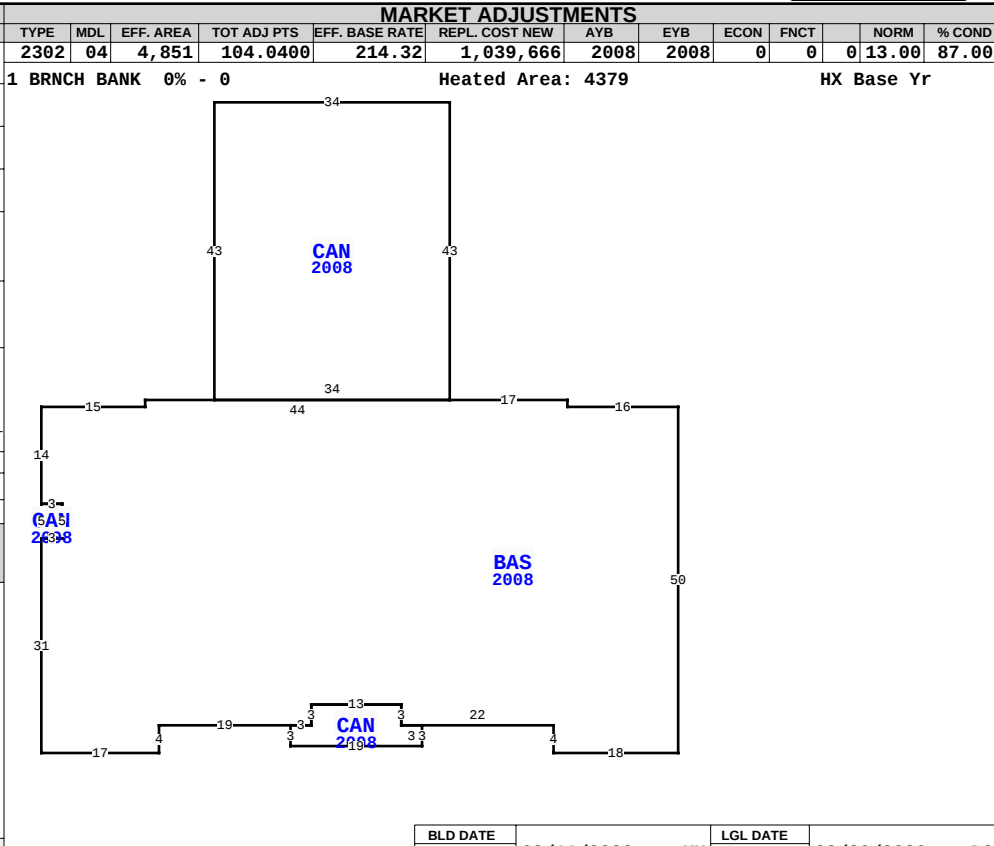
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,379	100	2008	4,379	816,501
CAN	15	30	2008	4	746
CAN	96	30	2008	29	5,407
CAN	1,462	30	2008	439	81,855
TOTALS	5,952			4,851	904,509

EXTRA FEATURES		
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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	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	96	5,760	
2	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	2008	2008	3	96	41,760	
3	0812	CONCRETE C	0	0	0	0	1,748.00	SF	4.00	4.00	100	2008	2008	3	87	6,083	
4	0803	ASPHALT C	0	0	0	0	22,077.00	SF	2.00	2.00	100	2008	2008	3	58	25,609	
5	0400	CONC CURB	0	0	0	0	1,203.00	LF	15.00	15.00	100	2008	2008	3	90	16,241	
6	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2008	2008	3	69	8,729	
7	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2008	2008	3	27	270	
8	1126	CB/STC 8"	0	0	30	0	150.00	SF	12.00	12.00	100	2008	2008	3	87	1,566	
9	1126	CB/STC 8"	0	0	34	0	204.00	SF	12.00	12.00	100	2008	2008	3	87	2,130	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	69	414	

LAND DESCRIPTION		
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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	002300	C	FINANCIAL	0	0004	IW	0.00	0.00	44,431.00	SF		1.00	1.00	1.00	22.00	22.00	977,482							



463719 SR 200, YULEE	BLD DATE	08/11/2020	KK	LGL DATE	03/20/2026	DC
	XF DATE			LAND DATE		
	INC DATE			AG DATE		

TOTAL OB/XF																		108,562
1	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	96	5,760		
2	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	2008	2008	3	96	41,760		
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6	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2008	2008	3	69	8,729		
7	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2008	2008	3	27	270		
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		904,509			
TOTAL MARKET OB/XF VALUE		114,844			
TOTAL LAND VALUE - MARKET		977,482			
TOTAL MARKET VALUE		1,996,835			
SOH/AGL Deduction		376,425			
ASSESSED VALUE		1,620,410			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,620,410			
TOTAL JUST VALUE		1,996,835			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,907,377			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21666	CO ISSUED	1,100,000	11/17/2008
B22096	XF08	1,750	11/01/2008
E21313	NEW CONSTR	100	10/01/2008
E21314	NEW CONSTR	100	10/01/2008
E21315	NEW CONSTR	100	10/01/2008
R11555	REPAIR/RRF	22,129	09/01/2008

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E21313	NEW CONSTR	100	10/01/2008
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E21315	NEW CONSTR	100	10/01/2008
R11555	REPAIR/RRF	22,129	09/01/2008

BUILDING NOTES			
BAS=[YR=2008] W16 N1 W17 CAN=[YR=2008] N43 W34 S43 E34\$ W44 S1 W15 S14 CAN=[YR=2008] S5 E3 N5 W3\$ E3 S5 W3 S31 E17 N4 E19 CAN=[YR=2008] S3 E19 N3 W3 N3 W13 S3 W3\$ E3 N3 E13 S3 E22 S4 E18 N50\$.			

BUILDING DIMENSIONS			
BAS=[YR=2008] W16 N1 W17 CAN=[YR=2008] N43 W34 S43 E34\$ W44 S1 W15 S14 CAN=[YR=2008] S5 E3 N5 W3\$ E3 S5 W3 S31 E17 N4 E19 CAN=[YR=2008] S3 E19 N3 W3 N3 W13 S3 W3\$ E3 N3 E13 S3 E22 S4 E18 N50\$.			

A1A CHESTER ROAD HOLDINGS LLC
11478 PINE STREET
JACKSONVILLE, FL 32258

37-2N-27-1950-0020-0000

[illegible]