

MYERS GROUP 1 LLC
95158 COOK RD
FERNANDINA BEACH, FL 32034

42-2N-27-0000-0002-0290

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																																	
Exterior Wall	25	MOD METAL 100								4803	06	8,996	88.1100	41.85	376,483	1992	1992	0	0	52.50	47.50	VALUATION BY					STANDARD																																										
Roof Structure	10	STEEL FRME 100								1 STOR WAREH 0% - 0										Heated Area: 6330										HX Base Yr										Tax Group: 4					Tax Dist:																								
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										458,284																													
Interior Wall	07	NONE 100																												TOTAL MARKET OB/XF VALUE										71,997																													
Interior Floor	03	CONC FINSH 100																												TOTAL LAND VALUE - MARKET										264,735																													
Ceiling	04	NONE 100																												TOTAL MARKET VALUE										794,936																													
Air Condition	01	NONE 100																												SOH/AGL Deduction										8,596																													
Heating Type	01	NONE 100																												ASSESSED VALUE										786,340																													
Plumbing		26 100																												TOTAL EXEMPTION VALUE										0																													
Frame	05	STEEL 100																												BASE TAXABLE VALUE										786,340																													
Story Height		15 100																												TOTAL JUST VALUE										794,936																													
RMS		11 100																												NCON VALUE										86,749																													
Stories	1.	1. 100																												INCOME VALUE																																							
Class	00	. 100																												PREVIOUS YEAR MKT VALUE										700,117																													
Units		0 100																																																																			
BUD8 Adjustme	04	DIST 01 100																																																																			
Occupancy	00	OWNER OCC 100																																																																			
Quality	03	Quality Level 03																																																																			
DOR CODE	4800	WAREHOUSE-STORAGE																																																																			
MAP NUM		MKT AREA																																						04																													
NEIGHBORHOOD/LOC	4051.00																																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
AOF	1,800	185	1993	3,330	66,196																																																																
AOF	340	185	2006	629	12,504																																																																
AOF	350	185	2006	648	12,882																																																																
BAS	3,660	100	1993	3,660	72,756																																																																
CAN	1,830	30	2006	549	10,914																																																																
UAT	1,800	10	2006	180	3,578																																																																
TOTALS	9,780			8,996	178,829																																																																
EXTRA FEATURES										850683 US HWY 17, YULEE										BLD DATE 01/08/2026										KWA										LGL DATE 01/08/2026										05/11/2026										DC									
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	0510	GARAGE WD-	0	0	24	18	432.00	SF	35.00	35.00	100	1987	1987	3	20	3,024																																																					
2	0803	ASPHALT C	0	0	0	0	11,500.00	SF	2.00	2.00	100	1987	1987	3	50	11,500																																																					
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1986	1986	3	22	684																																																					
5	0430	CL FNC 6B	0	0	0	0	810.00	LF	9.70	9.70	100	1992	1992	3	27	2,121																																																					
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1995	1995	3	30	225																																																					
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1986	1986	3	22	110																																																					
9	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	81	101																																																					
10	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2006	2006	3	88	154																																																					
11	0812	CONCRETE C	0	0	0	0	21,108.00	SF	4.00	4.00	100	1992	1992	3	59.5	50,237																																																					
14	1126	CB/STC 8"	0	0	72	0	72.00	SF	8.00	8.00	100	2006	2006	3	84	484																																																					
LAND DESCRIPTION										TOTAL OB/XF										68,640																																																	
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	004800	C	WAREHOUSE	0	0004	IW	0.00	0.00	81,457.00	SF		1.00	1.00	1.00	3.25	3.25	264,735																																																				

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