

JOHNSON'S MANAGEMENT GROUP INC/
PO BOX 759
YULEE, FL 32041-0759

42-2N-27-0000-0058-0000

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	25	MOD METAL 100								1101	04	14,029	55.6865	82.42	1,156,270	1983	1983	0	0	20	50.00	30.00	VALUATION BY								
Roof Structur	10	STEEL FRME 100								1 RETAILSTOR 0% - 0														STANDARD							
Roof Cover	12	MODULAR MT 100								Heated Area: 12190														Tax Group: 4							
Interior Wall	01	MINIMUM 100								HX Base Yr														Tax Dist:							
Interior Floo	05	ASPH TILE 90																						BUILDING MARKET VALUE							
Interior Floo	03	CONC FINSH 10																						TOTAL MARKET OB/XF VALUE							
Ceiling	01	FIN.SUSPD 100																						TOTAL LAND VALUE - MARKET							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction							
Fixtures	10	100																						ASSESSED VALUE							
Frame	05	STEEL 100																						TOTAL EXEMPTION VALUE							
Story Height		14 100																						BASE TAXABLE VALUE							
RMS		5 100																						TOTAL JUST VALUE							
Stories	1.	1. 100																						NCON VALUE							
Units		0 100																						INCOME VALUE							
BUD8 Adjustme	04	DIST 01 100																						PREVIOUS YEAR MKT VALUE							
Occupancy	00	OWNER OCC 100																													
Quality	01	Quality Level 01																													
DOR CODE	1100	STORES, 1 STORY																													
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	450	100	1993	450	11,127																										
BAS	11,600	100	1993	11,600	286,822																										
BAS	140	100	2008	140	3,462																										
CAN	480	30	1993	144	3,560																										
PTO	240	5	1993	12	297																										
UCP	1,100	20	1993	220	5,440																										
UCP	3,020	20	1993	604	14,935																										
UST	2,148	40	1993	859	21,240																										
TOTALS	19,178			14,029	346,881																										
EXTRA FEATURES						850827 US HWY 17, YULEE										BLD DATE 02/13/2018				KK		LGL DATE		05/11/2026				DC			
										XF DATE 02/13/2018		KK		LAND DATE																	
										INC DATE				AG DATE																	
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	7,785.00	SF	2.00	2.00	100	1985	1985	3	50	7,785																
2	0424	CL FNC 6'	0	0	0	1,050.00	LF	20.00	20.00	100	1986	1986	3	21	4,410																
3	0351	CARPORT MT	0	0	90	1,800.00	SF	10.00	10.00	100	1985	1985	3	20	3,600																
4	0350	CARPORT WD	0	0	40	720.00	SF	9.75	9.75	0.25	1995	1995	3	20	1,404																
5	0681	POLE SHED	0	0	96	1,920.00	SF	15.00	15.00	100	1989	1989	3	20	5,760																
6	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	1986	1986	3	21	63																
7	0466	FNC GT 20'	0	0	0	1.00	UT	750.00	750.00	100	1983	1983	3	20	150																
8	0803	ASPHALT C	0	0	0	12,292.00	SF	2.00	2.00	100	2002	2002	3	50	12,292																
9	0351	CARPORT MT	0	0	12	240.00	SF	5.90	5.90	100	1995	1995	3	20	283																
10	0681	POLE SHED	0	0	10	270.00	SF	15.00	15.00	100	1995	1995	3	20	810																
LAND DESCRIPTION						TOTAL OB/XF										36,557															
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	001100	C	STORE 1FLR	0		CI	0.00	0.00	130,185.00	SF		1.00	0.75	0.75	9.00	6.75	878,749														

