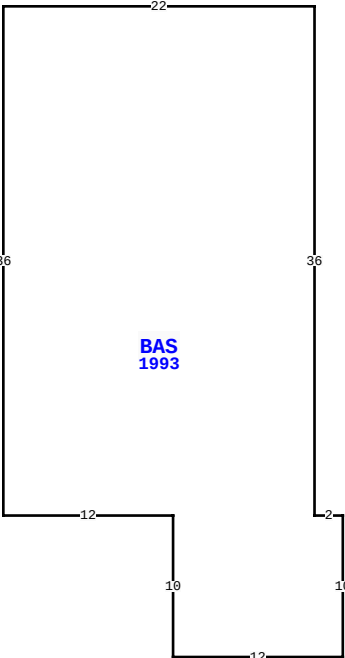


HOIST HOLDINGS LLC
861889 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

42-2N-27-0000-0098-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD														
Exterior Wall	14	WD SHINGLE	100	1701	01	912	106.9200	159.58	145,537	1935	1945	0	0	0	80.00	20.00	Tax Group: 4	Tax Dist:											
Roof Structure	04	WOOD TRUSS	100	1 OFFICE 0% - 0										Heated Area: 912					HX Base Yr										
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE					29,107										
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE					3,430										
Interior Floor	14	CARPET	100											TOTAL LAND VALUE - MARKET					391,548										
Air Condition	03	CENTRAL	100											TOTAL MARKET VALUE					424,085										
Heating Type	04	AIR DUCTED	100											SOH/AGL Deduction					136,260										
Bedrooms	0	100	ASSESSED VALUE											287,825															
Bathrooms	0	100	TOTAL EXEMPTION VALUE											0															
Frame	02	WOOD FRAME	100											BASE TAXABLE VALUE					287,825										
Stories	1.	1. 100	TOTAL JUST VALUE											424,085															
Units	0	100	NCON VALUE											0															
BUD8 Adjustme	04	DIST 01	100	INCOME VALUE																									
Occupancy	00	OWNER OCC	100	PREVIOUS YEAR MKT VALUE					385,759																				
Quality										03	Quality Level 03																		
DOR CODE										1700	OFFICE BUILDINGS																		
MAP NUM										MKT AREA					04														
NEIGHBORHOOD/LOC										4051.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	912	100	1993	912	29,107																								
TOTALS										912	912					29,107													
EXTRA FEATURES										850363 US HWY 17, 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	0430	CL FNC 6B	0	0	0	0	552.00	LF	9.70	9.70	100	1994	1994	3	29	1,553													
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	1994	1994	3	29	254													
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864													
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	1994	1994	3	30	759													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=1993] W22 S36 E12 S10 E12 N10 W2 N36\$.																													
LAND DESCRIPTION										TOTAL OB/XF								3,430											
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	001700	C	1STORY OFF	0	0004	CG	235.00	375.00	92,129.00	SF		1.00	1.00	1.00	4.25	4.25	391,548												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 391,548 Market: 0 Agricultural: 0 Common: 391,548 PRINTED 07/09/2026 BY SYS																													