

TRACT 11 EX S-1
IN OR 2048/99
FPL ESMT IN OR 878/3

ED'S COMFORT SOLUTIONS INC
85083 DEONAS WAY
YULEE, FL 32097

2026

42-2N-27-4607-0011-0000



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		NORM	% COND																							
Exterior Wall	25	MOD METAL 100								2501	06	7,696	88.4000	80.22	617,373	1999	1999	0	0	0	27.00	73.00																							
Roof Structur	10	STEEL FRME 100								1 SERV SHOP 0% - 0										Heated Area: 5901 HX Base Yr																									
Roof Cover	12	MODULAR MT 100																		VALUATION BY										STANDARD															
Interior Wall	07	NONE 100																		Tax Group: 4										Tax Dist:															
Interior Floo	03	CONC FINSH 100																		BUILDING MARKET VALUE										536,256															
Ceiling	04	NONE 100																		TOTAL MARKET OB/XF VALUE										46,123															
Air Condition	01	NONE 100																		TOTAL LAND VALUE - MARKET										206,772															
Heating Type	01	NONE 100																		TOTAL MARKET VALUE										789,151															
Plumbing	5	100																		SOH/AGL Deduction										176,368															
Frame	05	STEEL 100																		ASSESSED VALUE										612,783															
Story Height	16	100																		TOTAL EXEMPTION VALUE										0															
RMS	6	100																		BASE TAXABLE VALUE										612,783															
Stories	1.	1. 100								TOTAL JUST VALUE										789,151																									
Class	00	. 100								NCON VALUE										0																									
Units	0	100								INCOME VALUE																																			
Occupancy	00	OWNER OCC 100								PREVIOUS YEAR MKT VALUE										761,913																									
Quality																						03		Quality Level 03																					
DOR CODE																						2500		REPAIR SERVICE																					
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	1,122	185	1999	2,076	121,572																																								
AOF	128	185	2000	237	13,879																																								
AOF	850	185	2000	1,572	92,057																																								
BAS	3,750	100	1999	3,750	219,602																																								
SFB	64	80	2000	51	2,986																																								
STR	96	10	2016	10	585																																								
TOTALS																						6,010				7,696		450,682																	
EXTRA FEATURES																						85083 DEONAS WAY, 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	0803	ASPHALT C	0	0	0	0	8,100.00	SF	2.00	2.00	100	1999	1999	3	50	8,100																													
2	0812	CONCRETE C	0	0	0	0	3,400.00	SF	4.00	4.00	100	1999	1999	3	73	9,928																													
3	0400	CONC CURB	0	0	0	0	100.00	LF	15.00	15.00	100	1999	1999	3	80	1,200																													
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1999	1999	3	80	40																													
5	0476	VF 6 SBPL	0	0	0	0	493.00	LF	32.00	32.00	100	2019	2019	3	92	14,514																													
6	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	82	2,870																													
7	0940	SHEDS/PORT	0	0	35	11	385.00	SF	30.00	30.00	100	2020	2020	3	82	9,471																													
TOTAL OB/XF																						46,123																							
LAND DESCRIPTION																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	CI	0.00	0.00	97,140.00	SF		1.00	1.00	0.50	4.25	2.13	206,422																												
2	009630	C	SWAMP	0	0004	CI	0.00	0.00	0.70	AC		1.00	1.00	1.00	500.00	500.00	350																												
REVIEW DATE 07/29/2024 BY KW Total Acres: 0.70 Total Land Value: 206,772 Market: 0 Agricultural: 0 Common: 206,772 PRINTED 07/09/2026 BY SYS																																													

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