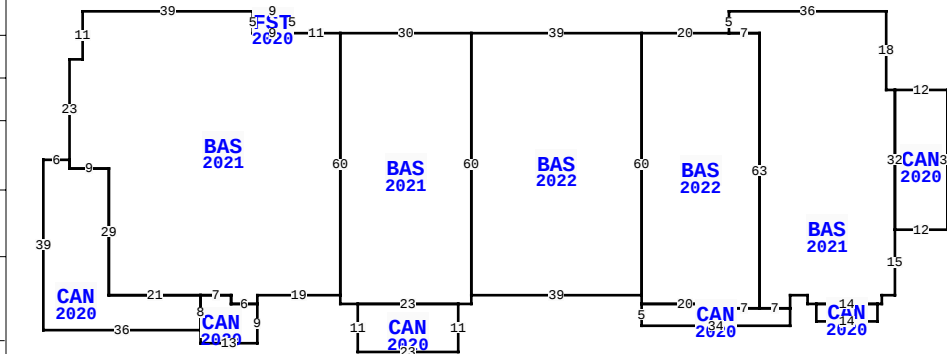


FAIRWAY WTC NORTH LLC
728 SHADES CREEK PKWY STE 210
BIRMINGHAM, AL 35209

44-2N-27-1000-00TD-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND																	
Exterior Wall	17	CB STUCCO 100								1602	04	12,134	152.7489	169.55	2,057,320	2020	2020	0	125	5.00	125.00	VALUATION BY								DIRECT_CAP									
Roof Structur	09	RIDGE FRME 100								1 NBHD SHOP 0% - 2026										Heated Area: 11598										HX Base Yr									
Roof Cover	04	BUILT-UP 100																		Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 90																		BUILDING MARKET VALUE										4,407,898									
Interior Wall	08	DECORATIVE 10																		TOTAL MARKET OB/XF VALUE										0									
Interior Floo	03	CONC FINSH 60																		TOTAL LAND VALUE - MARKET										0									
Interior Floo	11	CLAY TILE 40																		TOTAL MARKET VALUE										4,407,898									
Ceiling	04	NONE 100																		SOH/AGL Deduction										0									
Air Condition	04	ROOF TOP 100																		ASSESSED VALUE										4,407,898									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0									
Fixtures	32	100																		BASE TAXABLE VALUE										4,407,898									
Frame	03	MASONRY 100																		TOTAL JUST VALUE										4,407,898									
Story Height	17	100								NCON VALUE										0																			
RMS	5	100								INCOME VALUE										4407898																			
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										3,920,509																			
Units	0	100								TESLA CHARGING STATIONS IN REAR OF PARKING LOT AS OF 4/2025KW: SUITE 1&2= AEJO CANICNA MEXICANA/																													
Occupancy	00	NONE 100																																					
Quality	06	Quality Level 06																																					
DOR CODE	1600	COMMUNITY SHOPPING																																					
MAP NUM		MKT AREA								04																													
NEIGHBORHOOD/LOC	4086.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,860	100	2021	1,860	394,204																																		
BAS	2,069	100	2021	2,069	438,499																																		
BAS	3,648	100	2021	3,648	773,148																																		
BAS	1,681	100	2022	1,681	356,268																																		
BAS	2,340	100	2022	2,340	495,934																																		
CAN	56	30	2020	17	3,603																																		
CAN	131	30	2020	39	8,265																																		
CAN	156	30	2020	47	9,961																																		
CAN	253	30	2020	76	16,108																																		
CAN	384	30	2020	115	24,373																																		
TOTALS	13,358			12,134	2,571,650																																		
EXTRA FEATURES										40 HOMEGROWN 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	22,245.00	SF	2.00	2.00	100	2020	2020	3	82	36,482																							
2	0812	CONCRETE C	0	0	0	0	5,011.00	SF	4.00	4.00	100	2020	2020	3	97	19,443																							
3	0400	CONC CURB	0	0	0	0	689.00	LF	15.00	15.00	100	2020	2020	3	98	10,128																							
4	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2020	2020	3	98	196																							
5	1126	CB/STC 8"	0	0	0	0	634.00	SF	8.00	8.00	100	2020	2020	3	97	4,920																							
6	0097	AWNING CN	0	0	0	0	31.00	SF	65.00	65.00	100	2020	2020	3	87	1,753																							
7	0810	CONCRETE A	0	0	0	0	324.00	SF	6.50	6.50	100	2020	2020	3	97	2,043																							
8	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2020	2020	3	94	16,647																							
9	1126	CB/STC 8"	0	0	0	0	352.00	SF	8.00	8.00	100	2020	2020	3	97	2,732																							
10	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2020	2020	3	100	600																							
LAND DESCRIPTION										TOTAL OB/XF										94,944																			
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	001610	C	SH CTR NHD	0		PD -	E 0.00	0.00	44,870.00	SF		1.00	1.00	1.00	19.00	19.00	852,530																						
</																																							

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REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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