



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		55 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE
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	10,537	100	2020	10,537	503,813
CAN	252	30	2020	76	10,847
FST	44	50	2020	22	3,140

TOTALS	10,833			10,635	517,800
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	22,559.00	SF	2.00
2	0400	CONC CURB	0	0	0	0	1,322.00	LF	15.00
3	0812	CONCRETE C	0	0	0	0	3,069.00	SF	4.00
4	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,897.50
5	0812	CONCRETE C	0	0	0	0	1,786.00	SF	4.00
6	0858	SCULP CONC	0	0	25	10	250.00	SF	13.00
7	0812	CONCRETE C	0	0	0	0	1,438.00	SF	4.00
8	0423	CL FNC 5'	0	0	0	0	418.00	LF	6.85
9	1123	CB 8"	0	0	0	0	1,872.00	SF	6.15
10	0422	CL FNC 4'	0	0	0	0	428.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001920	C	PROF DAYCARE	0		PD - E	0.00	0.00	96,703.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0603	04	10,635	97.9020	145.63	1,548,775	2020	2020	0	0	0	2.00	98.00	
1 DAYCARE CR 0% - 0													
Heated Area: 10537													
HX Base Yr													
110 FLOCO AVE, YULEE													
BLD DATE 10/31/2024 KWA LGL DATE 10/22/2024 DC XF DATE 10/31/2024 KWA LAND DATE INC DATE AG DATE													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0803	ASPHALT C	0	0	0	0	22,559.00	SF	2.00	2.00	100	2020	2020
2	0400	CONC CURB	0	0	0	0	1,322.00	LF	15.00	15.00	100	2020	2020
3	0812	CONCRETE C	0	0	0	0	3,069.00	SF	4.00	4.00	100	2020	2020
4	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,897.50	1,897.50	100	2020	2020
5	0812	CONCRETE C	0	0	0	0	1,786.00	SF	4.00	4.00	100	2020	2020
6	0858	SCULP CONC	0	0	25	10	250.00	SF	13.00	13.00	100	2020	2020
7	0812	CONCRETE C	0	0	0	0	1,438.00	SF	4.00	4.00	100	2020	2020
8	0423	CL FNC 5'	0	0	0	0	418.00	LF	6.85	6.85	100	2020	2020
9	1123	CB 8"	0	0	0	0	1,872.00	SF	6.15	6.15	100	2020	2020
10	0422	CL FNC 4'	0	0	0	0	428.00	LF	15.00	15.00	100	2020	2020

TOTAL OB/XF													
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
1	001920	C	PROF DAYCARE	0		PD - E	0.00	0.00	96,703.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 3		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				1,517,800				
TOTAL MARKET OB/XF VALUE				185,242				
TOTAL LAND VALUE - MARKET				863,074				
TOTAL MARKET VALUE				2,566,116				
SOH/AGL Deduction				8,081				
ASSESSED VALUE				2,558,035				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				2,558,035				
TOTAL JUST VALUE				2,566,116				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				2,484,050				
KINDERCARE LEARNING CENTER								

[illegible]

EIG14T RCCC 230 FL YULEE LLC
1695 TWELVE MILE RD #100
BERKLEY, MI 48072

44-2N-27-1000-00TI-0000

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