

SHANDS JACKSONVILLE FOUNDATION
C/O ALTUS GROUP, 309 N WATER ST STE 500
MILWAUKEE, WI 53202

44-2N-27-1002-00P1-0040

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		NORM	% COND																																		
Exterior Wall	17	CB STUCCO 100								1701	04	38,369	126.6152	188.97	7,250,590	2020	2020	0	0	0	3.00	97.00	VALUATION BY																																	
Roof Structur	09	RIDGE FRME 100								1 OFFICE 0% - 0										Heated Area: 37293										HX Base Yr										STANDARD																
Roof Cover	04	BUILT-UP 100																																						Tax Group: 4								Tax Dist:								
Interior Wall	05	DRYWALL 100																																						BUILDING MARKET VALUE								7,033,072								
Interior Floo	07	CORK/VTILE 60																																						TOTAL MARKET OB/XF VALUE								514,940								
Interior Floo	11	CLAY TILE 40																																						TOTAL LAND VALUE - MARKET								1,206,600								
Ceiling	01	FIN.SUSPD 100																																						TOTAL MARKET VALUE								8,754,612								
Air Condition	04	ROOF TOP 100																																						SOH/AGL Deduction								362,145								
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE								8,392,467								
Fixtures	73	100																																						TOTAL EXEMPTION VALUE								0								
Frame	05	STEEL 100																																						BASE TAXABLE VALUE								8,392,467								
Story Height		15 100																																						TOTAL JUST VALUE								8,754,612								
RMS		43 100																																						NCON VALUE								0								
Stories	2.	2. 100																																						INCOME VALUE																
Units		0 100																																						PREVIOUS YEAR MKT VALUE								8,731,621								
Occupancy	00	NONE 100																																																						
Quality		05	Quality Level 05																																																					
DOR CODE		1800	MULTI STORY OFFICE																																																					
MAP NUM			MKT AREA																																																					
NEIGHBORHOOD/LOC		4086.0100																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	22,819	100	2020	22,819	1,182,743																																																			
CAN	408	30	2020	122	22,362																																																			
CAN	872	30	2020	262	48,025																																																			
CAN	1,125	30	2020	338	61,956																																																			
CAN	1,156	30	2020	347	63,606																																																			
FUS	10,800	100	2020	10,800	1,979,650																																																			
PTO	136	5	2020	7	1,283																																																			
SFB	276	80	2020	221	40,509																																																			
SFB	276	80	2020	221	40,509																																																			
SFB	4,040	80	2020	3,232	592,428																																																			
TOTALS	41,908			38,369	7,033,072																																																			
EXTRA FEATURES										251 BREEZEWAY ST, 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	81,642.00	SF	2.00	2.00	100	2020	2020	3	82	133,893																																								
2	0812	CONCRETE C	0	0	0	0	6,329.00	SF	4.00	4.00	100	2020	2020	3	97	24,557																																								
3	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2020	2020	3	98	245																																								
4	0855	CONC PAVAR	0	0	0	0	460.00	SF	10.00	10.00	100	2020	2020	3	97	4,462																																								
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	2020	2020	3	100	1,300																																								
6	0400	CONC CURB	0	0	0	0	2,185.00	LF	15.00	15.00	100	2020	2020	3	98	32,120																																								
7	0972	ST LGHT UN	0	0	0	0	28.00	UT	1,897.50	1,897.50	100	2020	2020	3	94	49,942																																								
8	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	2020	2020	3	97	2,837																																								
9	0811	CONCRETE B	0	0	0	0	837.00	SF	5.20	5.20	100	2020	2020	3	97	4,222																																								
10	0446	BOX FNC 6'	0	0	0	0	52.00	LF	20.00	20.00	100	2020	2020	3	82	853																																								
LAND DESCRIPTION										TOTAL OB/XF										254,431																																				
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		PD -	E 0.00	0.00	241,320.00	SF		1.00	1.00	0.50	10.00	5.00	1,206,600																																							
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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 5.54	Total Land Value: 1,206,600	Market: 0	Agricultural: 0	Common: 1,206,600	PRINTED 07/09/2026 BY SYS
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