

IN OR 1694/1271
EX R/W OR 730/1726
EX 1-39 & 1-42

VICTAULIC COMPANY
4901 KESSLERSVILLE ROAD
EASTON, PA 18044

2026

51-3N-27-0000-0001-0180



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	25	MOD METAL 100								4802	06	31,599	102.0110	55.85	1,764,804	1999	1999	0	0	0	32.50	67.50	STANDARD																										
Roof Structur	10	STEEL FRME 100								2 DIST WAREH 0% - 0										Heated Area: 30615										HX Base Yr																			
Roof Cover	12	MODULAR MT 100																		VALUATION BY										Tax Group: 4										Tax Dist:									
Interior Wall	01	MINIMUM 100																		BUILDING MARKET VALUE										1,191,243																			
Interior Floo	03	CONC FINSH 100																		TOTAL MARKET OB/XF VALUE										141,039																			
Ceiling	04	NONE 100																		TOTAL LAND VALUE - MARKET										970,949																			
Air Condition	01	NONE 100																		TOTAL MARKET VALUE										2,303,231																			
Heating Type	01	NONE 100								SOH/AGL Deduction										644,651																													
Plumbing	10	10 100								ASSESSED VALUE										1,658,580																													
Frame	05	STEEL 100								TOTAL EXEMPTION VALUE										0																													
Story Height	23	100								BASE TAXABLE VALUE										1,658,580																													
RMS	3	100								TOTAL JUST VALUE										2,303,231																													
Stories	1.	1. 100								NCON VALUE										0																													
Class	00	. 100								INCOME VALUE																																							
Units	0	100								PREVIOUS YEAR MKT VALUE										2,133,730																													
Occupancy	00	OWNER OCC 100																																															
Quality		03		Quality Level 03																																													
DOR CODE		4800		WAREHOUSE-STORAGE																																													
MAP NUM				MKT AREA		04																																											
NEIGHBORHOOD/LOC		4002.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
AOF	1,134	185	1999	2,098	79,092																																												
BAS	29,368	100	1999	29,368	1,107,137																																												
CAN	18	30	2000	5	188																																												
CAN	18	30	2000	5	188																																												
CAN	18	30	2000	5	188																																												
CAN	18	30	2000	5	188																																												
UAT	1,134	10	1999	113	4,260																																												
TOTALS		31,708				31,599		191,243																																									
EXTRA FEATURES										86202 COASTLINE DR, YULEE																																							
										BLD DATE 04/25/2019 KK										LGL DATE																													
										XF DATE										LAND DATE																													
										INC DATE										AG DATE																													
										04/16/2026 DC																																							
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	1089	HYDRL RAMP	0	0	0	0	4.00	UT	5,500.00	5,500.00	100	1999	1999	3	50	11,000																																	
2	0966	FIRE SPRNK	0	0	0	0	30,502.00	SF	3.00	3.00	100	1999	1999	3	73	66,799																																	
3	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1999	1999	3	20	480																																	
4	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1999	1999	3	20	240																																	
5	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	1999	1999	3	100	1,100																																	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1999	1999	3	42	2,125																																	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1999	1999	3	42	420																																	
8	0730	LOAD RAMP	0	0	60	45	2,700.00	LF	8.91	8.91	100	1999	1999	3	92	22,132																																	
9	0810	CONCRETE A	0	0	0	0	805.00	SF	6.50	6.50	100	1999	1999	3	73	3,820																																	
10	0803	ASPHALT C	0	0	0	0	27,761.00	SF	2.00	2.00	100	1999	1999	3	50	27,761																																	
LAND DESCRIPTION										TOTAL OB/XF 135,877																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	PUD	0.00	0.00	196,020.00	SF		1.00	1.00	0.55	9.00	4.95	970,299																																
2	009630	C	SWAMP	0		IW			1.30	AC		1.00	1.00	1.00	500.00	500.00	650																																
REVIEW DATE 01/01/2023 BY CD Total Acres: 5.80 Total Land Value: 970,949 Market: 0 Agricultural: 0 Common: 970,949 PRINTED 07/09/2026 BY SYS																																																	

