

ROSENBLAD REAL ESTATE INC/
86395 GENE LASSERRE BLVD
YULEE, FL 32097

51-3N-27-0000-0001-0220



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	AP	NORM	% COND																	
Exterior Wall	25	MOD METAL 90								4101	06	16,375	102.3249	57.81	946,639	2000	2010	0	0	30	3.00	67.00	VALUATION BY																
Exterior Wall	17	CB STUCCO 10								1 LGHT MANUF 0% - 0										Heated Area: 13304										HX Base Yr									
Roof Structur	10	STEEL FRME 100																		Tax Group: 4										Tax Dist:									
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE										634,248									
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE										96,095									
Interior Floo	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET										994,725									
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE										1,725,068									
Air Condition	01	NONE 100																		ASSESSED VALUE										1,725,068									
Heating Type	01	NONE 100																		SOH/AGL Deduction										0									
Plumbing	11	100																		TOTAL EXEMPTION VALUE										0									
Frame	05	STEEL 100																		BASE TAXABLE VALUE										1,725,068									
Story Height		22 100																		TOTAL JUST VALUE										1,725,068									
RMS		14 100								NCON VALUE										0																			
Stories	1.	1. 100								INCOME VALUE										1464081																			
Class	00	. 100								PREVIOUS YEAR MKT VALUE										1,717,437																			
Units	00	0 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	4100	LIGHT MANUFACTURE																																					
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	1,508	185	2000	2,790	108,064																																		
AOF	1,976	185	2001	3,656	141,607																																		
BAS	4,693	100	2000	4,693	181,772																																		
BAS	95	100	2001	95	3,680																																		
BAS	161	100	2001	161	6,236																																		
BAS	4,636	100	2001	4,636	179,565																																		
CAN	72	30	2000	22	852																																		
CLP	95	60	2000	57	2,208																																		
LBA	235	110	2000	258	9,993																																		
STR	66	10	2000	7	271																																		
TOTALS	13,537			16,375	634,248																																		
EXTRA FEATURES						86395 GENE LASSERRE BLVD, YULEE										BLD DATE										LGL DATE													
																XF DATE										LAND DATE													
																INC DATE										AG DATE													
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	04/16/2026 DC																						
1	0963	FIRE HYDR	0	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	3,000																								
2	0966	FIRE SPRNK	1	0	0	13,304.00	SF	3.00	3.00	100	2000	2000	3	75	29,934																								
3	0097	AWNING CN	0	0	0	9.00	SF	65.00	65.00	100	2000	2000	3	40	234																								
4	0409	ELEVATOR R	0	0	0	1.00	UT	10,200.00	10,200.00	0	2000	2000	3	100	10,200																								
5	0418	EXHST FAN	0	0	0	3.00	UT	400.00	400.00	100	2000	2000	3	20	240																								
6	0424	CL FNC 6'	0	0	0	30.00	LF	30.00	30.00	100	2000	2000	3	45	405																								
7	0462	ST/AL FNC	0	0	24	72.00	SF	10.00	10.00	100	2000	2000	3	26	187																								
8	0681	POLE SHED	0	0	16	7	112.00	SF	15.00	15.00	100	2000	2000	3	26	437																							
9	0443	STK FNC 6'	0	0	0	42.00	LF	10.00	10.00	100	2000	2000	3	20	84																								
10	0812	CONCRETE C	0	0	0	4,142.00	SF	4.00	4.00	100	2000	2000	3	75	12,426																								
LAND DESCRIPTION						TOTAL OB/XF										57,147																							
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	004100	C	LIGHT MFG.	0	0003	IH	0.00	0.00	220,850.00	SF		1.00	1.00	0.50	9.00	4.50	993,825																						
2	009630	C	SWAMP	0					1.80	AC		1.00	1.00	1.00	500.00	500.00	900																						

[illegible]