IN OR 2755/1403
ESMT OR 1126/310

SUNSTATE COMMERCIAL PROPERTIES LLC/
344 SOPHIA TERRACE
ST AUGUSTINE, FL 32095

2026

51-3N-27-0000-0001-0240

BUILDING CHARACTERISTICS

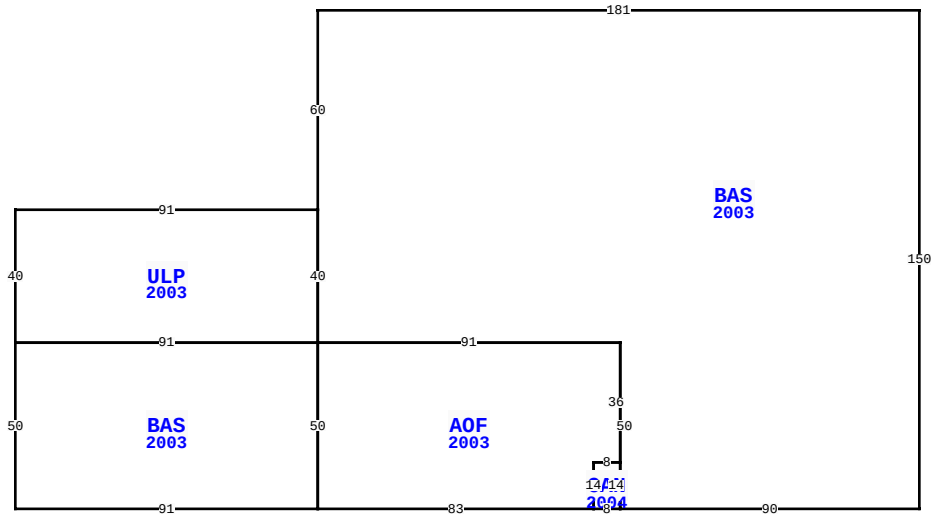
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		18 100
Frame	04	REIN CONC 100
Story Height		18 100
RMS		12 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 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	4,438	185	2003	8,210	305,395
BAS	4,550	100	2003	4,550	169,251
BAS	22,600	100	2003	22,600	840,673
CAN	112	30	2004	34	1,265
ULP	3,640	30	2003	1,092	40,620
TOTALS	35,340			36,486	1,357,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4101	06	36,486	95.4180	53.91	1,966,960	2003	2003	0	0	25	6.00	69.00

1 LGHT MANUF 0% - 2025 Heated Area: 31588 HX Base Yr



86412 GENE LASSERRE BLVD, YULEE

BLD DATE	04/25/2019 KK	LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	3,061,960
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,061,960
SOH/AGL Deduction	0
ASSESSED VALUE	3,061,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,061,960
TOTAL JUST VALUE	3,061,960
NCON VALUE	0
INCOME VALUE	3061960
PREVIOUS YEAR MKT VALUE	2,972,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210487	NEW CONSTR	600	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/1403	12/10/2024	WD	U	I	37	3,100,000
GRANTOR: SUNRISE REALTY ASSOCI						
GRANTEE: SUNSTATE COMMERICIA						
1065/1771	6/28/2002	QC	U	V	10	100
GRANTOR: RAYONIER INC						
GRANTEE: SUNRISE REALTY ASSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W181 S60 ULP=[YR=2003] W91 S40 BAS=[YR=2003] S50 E91 AOF=[YR=2003] E83 CAN=[YR=2004] E8 N14 W8 S14$ N14 E8 N36 W91 S50$ N50 W91$ E91 N40$ S40 E91 S50 E90 N150$.

EXTRA FEATURES

LN	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
2	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2003	2003	3	20	720	
3	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2003	2003	3	100	500	
4	0097	AWNING CN	0	0	0	0	208.00	SF	65.00	65.00	100	2003	2003	3	40	5,408	
5	0402	CONC BUMPE	0	0	0	0	29.00	UT	25.00	25.00	100	2003	2003	3	85	616	
6	0811	CONCRETE B	0	0	0	0	735.00	SF	5.20	5.20	100	2003	2003	3	80	3,058	
7	0462	ST/AL FNC	0	0	0	0	18.00	SF	10.00	10.00	100	2003	2003	3	29	52	
8	0425	CL FNC 8'	0	0	0	0	192.00	LF	10.65	10.65	100	2003	2003	3	55	1,125	
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	787.50	787.50	100	2003	2003	3	55	866	
10	0803	ASPHALT C	0	0	0	0	52,660.00	SF	2.00	2.00	100	2003	2003	3	50	52,660	
11	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2003	2003	3	55	5,566	

TOTAL OB/XF 70,571

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	IW	0.00	0.00	477,417.00	SF		1.00	1.00	0.45	9.00	4.05	1,933,539							
2	009605	C	WETLANDS	0					1.30	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.26 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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12	0978	SECURTY LT	0	0	0	0	17.00	UT	450.00	450.00	100	2003	2003	3	55	4,208	

TOTAL OB/XF 4,208

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.26 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS