

**SPEARS FLORIDA LAND LLC/
C/O SPEARS MANUFACTURING CO, 15853 OLDEN STREET
SYLMAR, CA 91392**

51-3N-27-0000-0001-0390

[illegible]

[illegible]

PARCEL 1-39 SEC 51-3N-27 &
PARCEL 1-2 SEC 52-3N-27
IN OR 1577/1447

SPEARS FLORIDA LAND LLC/
C/O SPEARS MANUFACTURING CO, 15853 OLDEN STREET
SYLMAR, CA 91392

2026

51-3N-27-0000-0001-0390



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	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	01	MINIMUM 50	4101	06	12,000	75.2478	42.52	510,240	2014	2014	0	0	30	2.00	68.00	STANDARD													
Exterior Wall	25	MOD METAL 50	3 LGHT MANUF 0% - 0													Heated Area: 12000													
Roof Structure	10	STEEL FRME 100	50 240 240 50 BAS 2014													HX Base Yr													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	01	MINIMUM 50																											
Interior Wall	07	NONE 50																											
Interior Floor	03	CONC FINSH 100																											
Ceiling	04	NONE 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Plumbing	0	100																											
Frame	05	STEEL 100																											
Story Height	21	100																											
RMS	1	100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality	02	Quality Level 02																											
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																								
BAS	12,000	100	2014	12,000	346,963																								
TOTALS					12,000			12,000	346,963																				
EXTRA FEATURES										86334 COASTLINE DR, YULEE																			
										BLD DATE																			
										XF DATE																			
										INC DATE																			
										LGL DATE																			
										LAND DATE																			
										AG DATE																			
										04/16/2026 DC																			
L N										OB/UF																			
CODE										VALUE																			
DESCRIPTION										NOTES																			
BLD										CAP																			
L										W																			
UNITS										UT																			
Adj R										ADJ UNIT PRICE																			
ORIG COND										YEAR ON																			
YEAR ACTUAL										Q																			
% COND										OB/UF MKT VALUE																			
21 0812										CONCRETE C																			
22 0812										CONCRETE C																			
23 0811										CONCRETE B																			
24 0972										ST LGHT UN																			
25 0975										ST LT/ARM																			
26 0351										CARPORT MT																			
27 0351										CARPORT MT																			
28 0810										CONCRETE A																			
29 0966										FIRE SPRNK																			
30 0966										FIRE SPRNK																			
TOTAL OB/UF										171,715																			
LAND DESCRIPTION										TOTAL OB/UF																			
L N										USE CODE																			
CLS										LAND USE DESCRIPTION																			
CAP										R D																			
LOC ZONE										FRONT																			
DEPTH										TOT LND UTS																			
UNIT TYPE										D T																			
% COND										TOT ADJ																			
UNIT PRICE										ADJ UNIT PRICE																			
LAND VALUE										OTHER ADJUSTMENTS AND NOTES																			
YEAR										DENSITY																			
DECL										FRZ																			
YR										CONSRV																			
REVIEW DATE										04/14/2025																			
BY										KW																			
Total Acres:										23.03																			
Total Land Value:										2,546,568																			
Market:										0																			
Agricultural:										0																			
Common:										2,546,568																			
PRINTED										07/09/2026 BY SYS																			

[illegible]