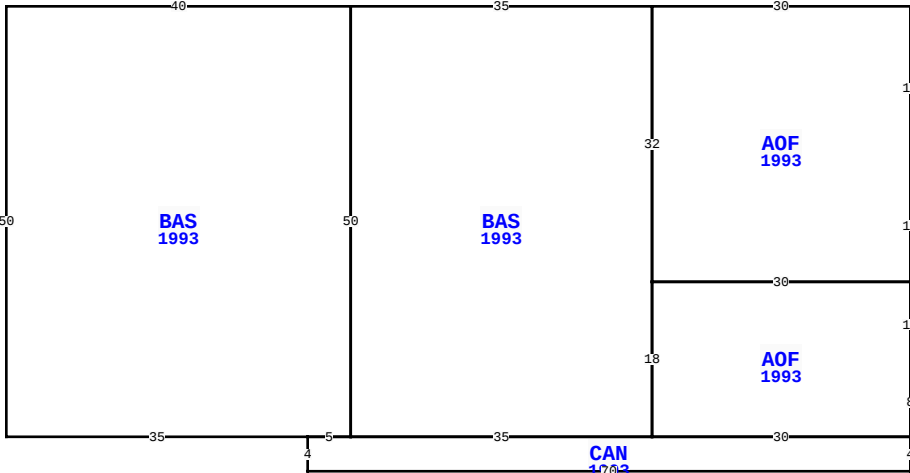


AT HAND GROUP INC
228 N SPRINGS WAY
AEWORTH, GA 30121

51-3N-27-0000-0026-0000

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		NORM	% COND																											
Exterior Wall	25	MOD METAL 90								1602	04	5,334	80.9880	89.90	479,527	1987	2000	0	0	30.63	69.37	VALUATION BY								DIRECT_CAP																			
Exterior Wall	28	GLASS THRM 10								1 NBHD SHOP 0% - 2025										Heated Area: 5250										HX Base Yr																			
Roof Structure	01	FLAT 100																												BUILDING MARKET VALUE										1,092,446									
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE										0																			
Interior Wall	02	WALL BD/WD 100																		TOTAL LAND VALUE - MARKET										0																			
Interior Floor	07	CORK/VTILE 70																		TOTAL MARKET VALUE										1,092,446																			
Interior Floor	14	CARPET 30																		SOH/AGL Deduction										0																			
Ceiling	02	F.NOT SUS 100																		ASSESSED VALUE										1,092,446																			
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										0																			
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										1,092,446																			
Fixtures	04	6 100																		TOTAL JUST VALUE										1,092,446																			
Frame	05	STEEL 100																		NCON VALUE										0																			
Story Height		12 100								INCOME VALUE										1092446																													
RMS		4 100								PREVIOUS YEAR MKT VALUE										1,038,829																													
Stories	1.	1. 100																																															
Units		0 100																																															
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	1600	COMMUNITY SHOPPING																																															
MAP NUM		MKT AREA								04																																							
NEIGHBORHOOD/LOC	4051.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
AOF	540	100	1993	540	33,676																																												
AOF	960	100	1993	960	59,869																																												
BAS	1,750	100	1993	1,750	109,136																																												
BAS	2,000	100	1993	2,000	124,727																																												
CAN	280	30	1993	84	5,239																																												
TOTALS	5,530			5,334	332,648																																												
EXTRA FEATURES										850891 US HWY 17, YULEE																																							
										BLD DATE 07/18/2024 REA										LGL DATE																													
										XF DATE										LAND DATE																													
										INC DATE 06/04/2026 REA										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	05/11/2026 DC																															
1	0803	ASPHALT C	0	0	0	0	13,000.00	SF	2.00	2.00	100	1980	1980	3	50	13,000																																	
2	0400	CONC CURB	0	0	0	0	172.00	LF	15.00	15.00	100	1980	1980	3	42	1,084																																	
3	0811	CONCRETE B	0	0	26	18	468.00	SF	5.20	5.20	100	1980	1980	3	29	706																																	
4	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1987	1987	3	20	80																																	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1990	1990	3	26	1,316																																	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2006	2006	3	88	88																																	
7	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	1987	1987	3	47	428																																	
8	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1987	1987	3	47	367																																	
9	0810	CONCRETE A	0	0	30	10	300.00	SF	6.50	6.50	100	1987	1987	3	47	917																																	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	100	1987	1987	3	23	104																																	
LAND DESCRIPTION										TOTAL OB/XF										18,090																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	001610	C	SH CTR NHD	0		CI	0.00	0.00	44,823.00	SF		1.00	1.00	1.00	15.00	15.00	672,345																																
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