



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	25 MODULAR METAL	100	34.00
Roof Struct	9 RIGID FR/BAR J	100	11.00
Roofing Cover	12 MODULAR METAL	100	5.00
Interior Wall	5 DRYWALL	50	5.00
Interior Wall	7 NONE	50	0.00
Int Flooring	3 CONCRETE FIN	100	17.00
Heating Fuel	1 NONE	100	1.00
Heating Type	1 NONE	100	0.00
Air Cond	1 NONE	100	0.00
Comm Htg & AC	0 NONE	100	1.00
Comm Frame	5 S-STEEL	100	14.00

4899 Warehouse/Flex Space

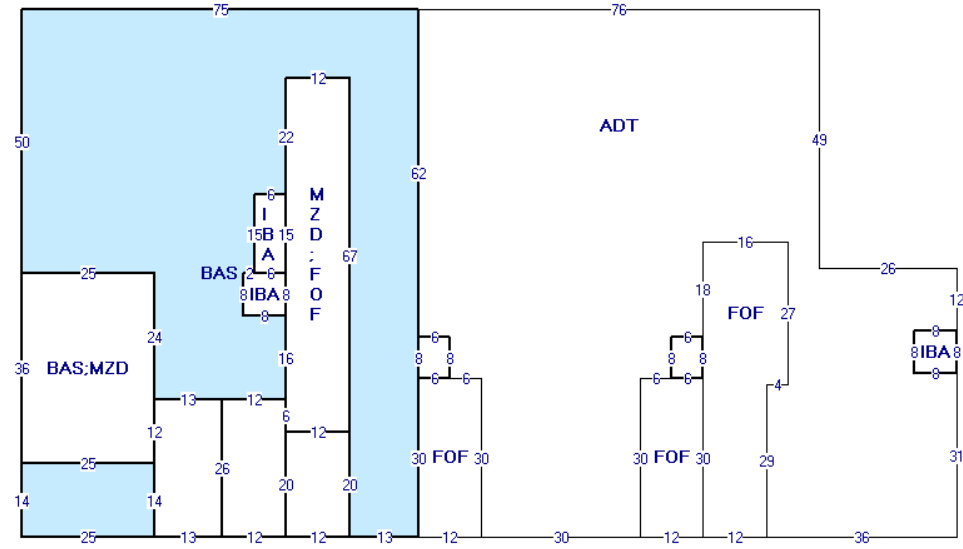
** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Baths	21.00	0
Stories	1.00	0
Rooms / Units	6.00	0
Avg Story Height	20.00	0
Restrooms	9.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	107
DEPRECIATION ADJ	ADJ
ECONOMIC OBSC	0.2000

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
4809	06	5	03	0.00	100.00	1.00	100

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
ADT	7,266	X	100		7,266	146,483
BAS	5,990	X	100		5,990	120,758
FOF	2,856	X	175		4,998	100,759
IBA	314	X	125		392	7,904
MZD	2,594	X	50		1,297	26,147



BUILDING: 1 AKA:
 SITE ADDRESS: 4656 COLLINS RD JACKSONVILLE 32244 4809 WHSE FLEX

REPL COST NEW	AYB	EYB	DT	NORM	% GOOD
837,606	1997	1997	C4	32.00	48.00%

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	11399	00173	09/29/2003	WD	U	I	38	68200		0	N	LANDSCAPE CONSULTANTS		20040415
2	08304	01330	02/29/1996	WD	Q	V	02	165000		0	N	DALEY BARNWELL R JR		
3	06777	01011	09/14/1989	WD	U	V	11	40000		0	N			ADDRESS CHANGE ON 17
4	06697	00962	04/28/1989	QC	U	I	01	27000		0	N			

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY
1	PVCC1	Paving Concrete	1	0.00	100.00	0	0	1,330.00	3	100	5.50	6.60	100	1997	1997		20	1,756	09/12/2005	DLG
2	FCBC1	Fence Chain Barbed	1	0.00	100.00	0	0	950.00	3	100	20.40	20.40	100	1997	1997		20	3,876	06/02/2009	SFB
3	FWDC1	Fence Wood	1	0.00	100.00	0	0	200.00	3	100	16.70	16.70	100	1997	1997		20	668	05/09/2018	TCY
4	FWIC1	Fence Wrought Iron	1	0.00	100.00	0	0	48.00	1	100	62.90	47.18	100	2010	2010	2014	70	1,585	05/07/2014	DKA

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1000	COMMERCIAL	0.00	100.00		CCG-2	0.00	91.40	76,236.00	S	0	1.00	1.00	3.50	3.20	243,879

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Duval County Property Appraisers Office		Tax Dist GS	
VALUE SUMMARY			
PRIMARY VALUATION METHOD		Income	
BUILDING VALUE		461,362	
EXTRA FEATURE VALUE		7,885	
TOTAL MARKET LAND VALUE		243,879	
MARKET VALUE OF AG LAND		0	
TOTAL LAND VALUE AG + COMMON		0	
MARKET VALUE		964,500	
ASSESSED VALUE		692,665	
CAP BASE YEAR		0	
TAXABLE VALUE		692,665	
EXEMPTIONS		None	
TOTAL EXEMPTIONS VALUE		0	
SENIOR EXEMPTION VALUE		0	
SR/HISTORIC TAXABLE VALUE		N/A	

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
58494	ADDN	C		200,000	10/26/2004
6756	SITE			100	02/09/2001
2767	ADDN			55,000	01/18/2001

BUILDING DIMENSIONS
 BAS:75,0:=W75 S50 E25 S36 W25 S14 E25 N26 E25 N16 W8 N8 E2 N15 E6 N22 E12 S67 S20 E13 N30 N70 \$ MZD ;FOF:50,13:=S67 E12 N67 W12 \$ MZD;FOF:50,100:=E12 N20 W12 S20 \$ MZD;FOF:38,100:=E12 N26 W12 S26 \$ MZD;BAS:25,100:=E13 N26 W13 S26 \$ ADT:75,0:=E76 S49 E26 S12 W8 S8 E8 S31 W36 N29 E4 N27 W16 S18 W6 S8 W6 S30 W30 N30 W6 N8 W6 N62 \$ IBA2014:50,35:=W6 S15 E6 N15 \$ IBA2014:50,50:=W8 S8 E8 N8 \$ BAS ;MZD:0,50:=S36 E25 N36 W25 \$ FOF:87,100:=W12 N30 E12 S30 \$ FOF:141,100:=W12 N56 E16 S27 W4 S29 \$ IBA2014:177,61:=W8 S8 E8 N8 \$ FOF:129,100:=W12 N3

BUILDING NOTES
 (*TP, ADDRESSES & NO AKA LISTED)



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	26 ALUM/VINYL	100	27.00
Roof Struct	4 WOOD TRUSS	100	7.00
Roofing Cover	3 ASPH/COMP SHNG	100	3.00
Interior Wall	5 DRYWALL	100	23.00
Int Flooring	7 CORK/VNYL TILE	100	13.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	6.00
Ceiling Wall	6 NS CEIL WALL	100	1.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	4 D-WOOD FRAME	100	3.00

4899 Warehouse/Flex Space

** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Stories	1.00	0
Baths	3.00	0
Rooms / Units	4.00	0
Avg Story Height	10.00	0
Common Wall	45.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000

TOTAL ADJUSTED POINTS	82
DEPRECIATION ADJ	ADJ
ECONOMIC OBSC	0.2000

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
1701	04	4	03	0.00	100.00	1.00	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
95,663	2001	2001	C4	18.00	62.00%		

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
BAS	1,275	X		100	1,275	59,311

BUILDING: 2 AKA:
SITE ADDRESS: 4656 COLLINS RD JACKSONVILLE 32244- 1701 OFFICE 1-2 STY

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	11399	00173	09/29/2003	WD	U	I	38	68200	0	N	0	LANDSCAPE CONSULTANTS		20040415
2	08304	01330	02/29/1996	WD	Q	V	02	165000	0	N	0	DALEY BARNWELL R JR		
3	06777	01011	09/14/1989	WD	U	V	11	40000	0	N	0			ADDRESS CHANGE ON 17
4	06697	00962	04/28/1989	QC	U	I	01	27000	0	N	0			

ACREAGE	1.75	PRICE/SF	46.52
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L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY

Duval County Property Appraisers Office		Tax Dist	GS
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TOTAL LAND VALUE AG + COMMON			0
MARKET VALUE			964,500
ASSESSED VALUE			692,665
CAP BASE YEAR			0
TAXABLE VALUE			692,665
EXEMPTIONS			None
TOTAL EXEMPTIONS VALUE			0
SENIOR EXEMPTION VALUE			0
SR/HISTORIC TAXABLE VALUE			N/A

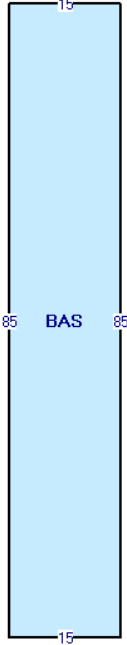
PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
58494	ADDN	C		200,000	10/26/2004
6756	SITE			100	02/09/2001
2767	ADDN			55,000	01/18/2001

BUILDING DIMENSIONS	
BAS:15,0:=W15 S85 E15 N85 \$	

BUILDING NOTES	
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L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

L N	DATE	BLD	USER ID	CD	PARCEL NOTES



BUILDING LAND LINES	VALUE REVIEW	TRIENNIAL INCOME	DATE	APPRAISED BY
			06/02/2009	SFB
			05/09/2018	TCY
			05/07/2014	DKA
			05/09/2018	TCY