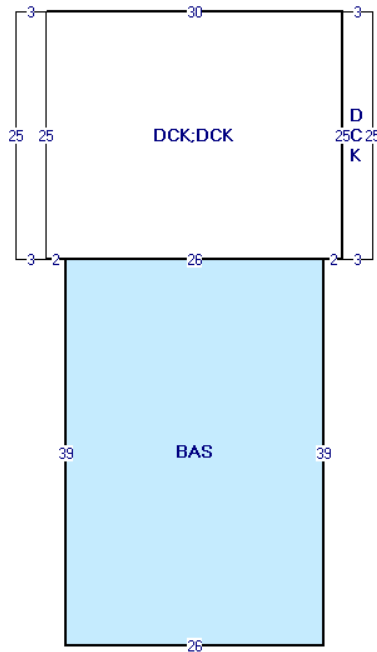


3400 Bowl/Rink/Arena/Gym

**** VALUE SUBJECT TO CHANGE ****

[illegible]

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	17455	01320	1/22/2016	WD	Q	I	01	161400	0	N	0	PG JACKSONVILLE LLC	TEMPLE GYM AND FITNESS	20160212
2	16949	00590	10/15/2014	WD	Q	I	01	163500	0	N	0	J P BENJAMIN III	PG JACKSONVILLE LLC	20141118
3	16949	00589	10/15/2014	QC	U	I	11	100	0	N	0	J P BENJAMIN	J P BENJAMIN III	20141118
4	08159	00938	7/5/1995	WD	O	I	02	95000	0	N	0	BAILLIE DAVID S		VER BY DR-219

L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1000	COMMERCIAL	0.00	100.00		PUD	0.00	0.00	85.00	87,120.00	S	0	1.00	0.50	4.50	1.91	166,617
C	2	9400	RIGHT-OF-WAY & STS	0.00	100.00		PUD	0.00	0.00	100.00	0.20	A	0	1.00	1.00	1,000.00	1,000.00	200

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

17-95 04-2S-27E 2.2
FIRST ADDN TO FLORAL BLUFF ESTATES
PT LOT 39 RECD 0/R 17455-1320

TEMPLE GYM AND FITNESS LLC
1443 CEDAR BRANCH CT
FLEMING ISLAND, FL 32003

2025

R-113240-0000

Page 2 of 2



PRINTED 10/9/2025
BY: pao

Map Id: 7404 214901.01 1.00 1.00 1.00 CENSUS TRACT 149.01

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	25 MODULAR METAL	100	34.00
Roof Struct	10 STEEL FR/TRS	100	13.00
Roofing Cover	12 MODULAR METAL	100	5.00
Interior Wall	7 NONE	100	0.00
Int Flooring	3 CONCRETE FIN	100	17.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	9.00
Air Cond	3 CENTRAL	100	12.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	5 S-STEEL	100	14.00

CATEGORY	UNITS	ADJ
Stories	1.00	0
Baths	0.00	0
Rooms / Units	1.00	0
Avg Story Height	16.00	0

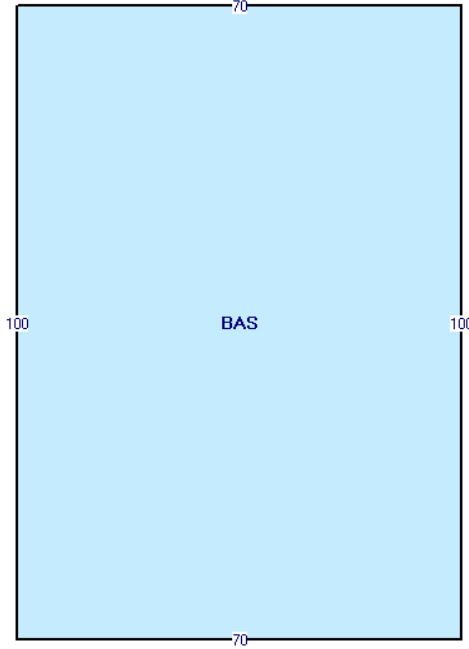
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.0500
TOTAL ADJUSTED POINTS	113
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
4807	06	5	03	0.00	100.00	1.00	100
REPL. COST NEW		AYB	EYB	DT	NORM	% GOOD	
353,990		2017	2017	C4	8.00	92.00%	
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE	
BAS	7,000		X	100	7,000	325,671	

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
4807	06	5	03	0.00	100.00	1.00	100
REPL. COST NEW		AYB	EYB	DT	NORM	% GOOD	
353,990		2017	2017	C4	8.00	92.00%	
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE	
BAS	7,000		X	100	7,000	325,671	
7,000				7,000	7,000	\$325,671	
ACREAGE		2.20	PRICE/SF		46.52		

3400 Bowl/Rink/Arena/Gym

** VALUE SUBJECT TO CHANGE **



BUILDING: 2 AKA:
SITE ADDRESS: 3461 PEELER RD JACKSONVILLE 32277- 4807 WHSE PREFAB

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	17455	01320	1/22/2016	WD	Q	I	01	161400	0	N	0	PG JACKSONVILLE LLC	TEMPLE GYM AND FITNESS	20160212
2	16949	00590	10/15/2014	WD	Q	I	01	163500	0	N	0	J P BENJAMIN III	PG JACKSONVILLE LLC	20141118
3	16949	00589	10/15/2014	QC	U	I	11	100	0	N	0	J P BENJAMIN	J P BENJAMIN III	20141118
4	08159	00938	7/5/1995	WD	Q	I	02	95000	0	N	0	BAILLIE DAVID S		VER BY DR-219

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			
																				DATE	APPRAISED BY	
																				BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	5/24/2017 6/15/2018 8/2/2024	TCY SSS MAP

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

Duval County Property Appraisers Office			Tax Dist GS		
VALUE SUMMARY					
PRIMARY VALUATION METHOD			CAMA		
BUILDING VALUE			325,690		
EXTRA FEATURE VALUE			15,854		
TOTAL MARKET LAND VALUE			166,817		
MARKET VALUE OF AG LAND			0		
TOTAL LAND VALUE AG + COMMON			0		
MARKET VALUE			508,361		
ASSESSED VALUE			508,361		
CAP BASE YEAR			0		
TAXABLE VALUE			508,361		
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
216769916	BLDG	C	METAL BLDG	200,000	2/17/2017
000005892	BLDG			28,000	7/21/1982
000010298	BLDG			15,000	12/15/1975

BUILDING DIMENSIONS				
BAS2017:70,100:=W70 N100 E70 S100 \$				

BUILDING NOTES				
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