



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	15 CONCRETE BLK	50	22.00
Exterior Wall	25 MODULAR METAL	50	17.00
Roof Struct	9 RIGID FR/BAR J	100	11.00
Roofing Cover	12 MODULAR METAL	100	5.00
Interior Wall	7 NONE	50	0.00
Interior Wall	1 MASONRY MIN	50	2.00
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
Ceiling Wall	7 NS CEIL WALL	100	0.00

4840 Warehouse Condo

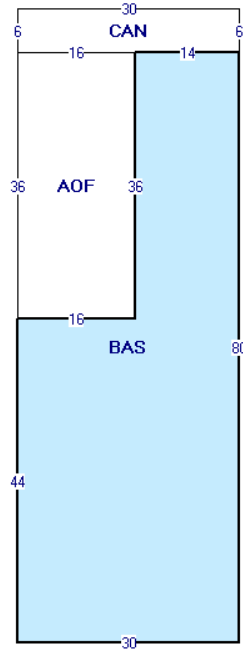
** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Restrooms	1.00	0
Baths	2.00	0
Stories	1.00	0
Rooms / Units	1.00	0
Avg Story Height	14.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.1400
TOTAL ADJUSTED POINTS	104
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0407	06	5	03	0.00	100.00	1.00	100
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD		
178,308	2005	2005	C4	28.00	72.00%		

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
AOF	576	X	200	1,152	48,522	
BAS	1,824	X	100	1,824	76,827	
CAN	180		40	72	3,033	



BUILDING: 1 AKA: ZENSATION
 SITE ADDRESS: 8725 YOUNGERMAN CT 108 JACKSONVILLE 32244- 0407 CONDO WAREHOUSE

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	12742	02073	09/06/2005	WD	Q	I	01	169900		0	N	WAREHOUSE CONDO	ZENSATION PRODUCTS INC	20060106
2	12350	00968	02/09/2004	PB	U	I	30	100		0	N	WAREHOUSE CONDO	WAREHOUSE CONDO	20051219
3	12290	00820	02/09/2004	PB	U	I	30	100		0	N	WAREHOUSE CONDO	WAREHOUSE CONDO	20051219

ACREAGE	0.00	PRICE/SF	42.12
---------	------	----------	-------

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	SWSC6	Sprinkler Wet System	1	0.00	100.00	0	0	2,976.00	4	100	2.90	3.48	100	2005	2005	2008	22	2,278	02/07/2017 07/10/2019 04/27/2015 07/10/2020	DAR BMW PAP DAR

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	4030 BUSINESS PARK 1	0.00	100.00		PUD	0.00	0.00	100.00	1.00	U	0	1.00	1.00	200,000.00	200,000.00	200,000

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	128,382		
EXTRA FEATURE VALUE	2,278		
TOTAL MARKET LAND VALUE	200,000		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	330,660		
ASSESSED VALUE	159,251		
CAP BASE YEAR	0		
TAXABLE VALUE	159,251		
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
B0558742	ALTS	C	INT B/O	35,460	10/05/2005
B051922	ALTS	C	SHELL ONLY	7,500	01/26/2005

BUILDING DIMENSIONS
 CAN:0,0:=S6 E16 E14 N6 W30 \$ AOF:16,6:=W16 S36 E1
 6 N36 \$ BAS:30,6:=W14 S36 W16 S44 E30 N80 \$.

BUILDING NOTES
 AKA: ZENSATION