

BLOCK 167 LOTS 3 THRU 11 &
LOTS 1 2 31 & 32
CITY OF FDNA BEACH

YULEE TWO LAND TRUST LLC/CAMCAM MANAGEMENT LLC TRU
96383 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0167-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 90
Exterior Wall	15 CONC BLOCK 10
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	40 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	54 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1700OFFICE BUILDINGS

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,874	100	7,874	135,056
BAS	779	100	779	13,362
BAS	779	100	779	13,362
FUS	3,517	100	3,517	60,324

TOTALS	12,949		12,949	222,104
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EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0811	CONCRETE B	0	0	0	701.00	SF	5.20	
3	0811	CONCRETE B	0	0	23	506.00	SF	5.20	
6	0803	ASPHALT C	0	0	0	10,246.00	SF	2.00	
7	0972	ST LGHT UN	0	0	0	1.00	UT	3,289.00	
9	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	
21	0819	CONC 12"	0	0	14	84.00	SF	9.50	
23	0810	CONCRETE A	0	0	0	140.00	SF	6.50	
24	0855	CONC PAVER	0	0	0	433.00	SF	10.00	
25	0402	CONC BUMPE	0	0	0	38.00	UT	25.00	
26	0476	VF 6 SBPL	0	0	0	138.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	MU-8	275.00	100.00	27,500.00
2	001700	C	1STORY OFF	0	0003	MU-8	50.00	100.00	5,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	12,949	92.9138	131.94	1,708,491	1971	1971	0	0
1 OFFICE 1&2 - 0% - 0									
Heated Area: 12949									
HX Base Yr									
BAS 2002									
BAS 1993									
FUS 1993									
BAS 2002									
910 S 8TH ST, FERNANDINA BEACH									
BLD DATE 10/07/2020									
XF DATE 10/07/2020									
INC DATE									
LGL DATE 10/07/2020									
LAND DATE 10/07/2020									
AG DATE									
KK									

TOTAL OB/IF									
24,465									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	MU-8	275.00	100.00	27,500.00
2	001700	C	1STORY OFF	0	0003	MU-8	50.00	100.00	5,000.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					348,800				
TOTAL MARKET OB/IF VALUE					39,922				
TOTAL LAND VALUE - MARKET					637,500				
TOTAL MARKET VALUE					1,026,222				
SOH/AGL Deduction					442,757				
ASSESSED VALUE					583,465				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					583,465				
TOTAL JUST VALUE					1,026,222				
NCON VALUE					0				
INCOME VALUE					718,010				
PREVIOUS YEAR MKT VALUE					838,749				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200040	NEW CONSTR-BLD OU	30,000	05/18/2020
20163010	FOUNDATION	5,000	11/03/2016
20163003	HOUSEMVING	15,000	11/02/2016
20131640	REMODEL	750	07/12/2013
20131638	DEMOLITION	1,500	07/11/2013
20131490	VINYLFNC	3,500	06/27/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2611/0662	1/01/2023	WD	Q	I	01	2,231,000	
GRANTOR: LAST FRONTIER OF FB L							
GRANTEE: YULEE TWO LAND TRUS							
1865/1199	6/20/2013	SW	U	I	12	300,000	
GRANTOR: FEDERAL DEPOSIT INSUR							
GRANTEE: LAST FRONTIER OF FB							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W47 N1 W49 S18 BAS=[YR=2002] S19 E41 N19 W41\$ E41 S19 W41 S40 BAS=[YR=2002] S19 E41 N19 W41\$ E41 S16 E15 N4 E40 N23 E14 N42 W14 N23\$ PTR=E30 FUS=[YR=1993] E49 S43 E7 S53 W15 N19 W41 N40 E41 N19 W41 N18\$ W30\$.									



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		3 100		
Frame	02	WOOD FRAME 100		
Story Height		10 100		
RMS		2 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1095.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	125,797
CAN	20	30	6	898
TOTALS	860		846	126,696

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	846	108.7275	154.39	130,614	2017	2017	0	0	0	3.00	97.00	

2 OFFICE 1&2 - 0% - 0

Heated Area: 840

HX Base Yr

8

5

7

4

4

5

CAN

2017

43

43

20

BAS

2017

BLD DATE	10/07/2020	KK	LGL DATE	
XF DATE	10/07/2020	KK	LAND DATE	10/07/2020

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