LOT 4 & PT OF SE1/4 OF
SEC 25-2N-28E PT OR 2215/1447
BEING PARCELS A & B

DAVIS YULEE 2 LLC
2600 MAIN STREET
GAINESVILLE, FL 32609

**2023**

**25-2N-28-0601-0004-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | V C W/XFOB | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

96117 CESSNA DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 01/06/2015 PF |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 9,642 |
| TOTAL LAND VALUE - MARKET | 77,700 |
| TOTAL MARKET VALUE | 87,342 |
| SOH/AGL Deduction | 25,749 |
| ASSESSED VALUE | 61,593 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,593 |
| TOTAL JUST VALUE | 87,342 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 82,550 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2215/1447 | 8/01/2018 | SW | Q | I | 05 | 5,200,000 |
| GRANTOR: RICK KEFFER DODGE CHR | | | | | | |
| GRANTEE: DAVIS YULEE 2 LLC | | | | | | |
| 1942/0831 | 10/15/2014 | WD | Q | I | 02 | 123,000 |
| GRANTOR: CONLEY DAVID M & CATH | | | | | | |
| GRANTEE: RICK KEFFER DODGE C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,132.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 49.5 | 3,642 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1985 | 1985 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,642

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 001001 | C | V CM/XFOBT | 0 | | PUD | 0.00 | 0.00 | 11,800.00 | SF | | 1.00 | 1.00 | 0.50 | 3.00 | 1.50 | 17,700 | | | | | | | |
| 2 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 08/02/2023 BY SYS