

PT OF N1/2 OF GOV'T LOT 1
IN OR 2426/386
PARCELS 1 & 1-5 SEC 27 &

YULEE JUNCTION LLC/
4527 LENOX AVE
JACKSONVILLE, FL 32205

2023

27-2N-28-0000-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	28 GLASS THRM 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 60
Interior Floor	13 LVT/LAMNT 40
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	52 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	36 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY SHOPPING
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	104,725
BAS	1,500	100	1,500	130,907
BAS	1,500	100	1,500	130,907
BAS	1,500	100	1,500	130,907
BAS	2,080	100	2,080	181,524
BAS	2,280	100	2,280	198,978
BAS	3,000	100	3,000	261,814
BAS	15,600	100	15,600	1,361,430
CAN	3,840	30	1,152	100,536
TOTALS	32,500		29,812	2,601,728

EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	0	0	0	
2	0803	ASPHALT C	0	0	0	0	
3	4950	BOLLARD	0	0	0	0	
4	1126	CB/STC 8"	0	0	0	0	
5	1123	CB 8"	0	0	0	0	
6	0400	CONC CURB	0	0	0	0	
8	0972	ST LGHT UN	0	0	0	0	
9	0975	ST LT/ARM	0	0	0	0	
10	0966	FIRE SPRNK	0	0	0	0	
13	0964	HALON SYST	0	0	9	4	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001600	C	SH CTR COM	0	000
2	009605	C	WETLANDS	0	

REVIEW DATE 06/16/2022 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	29,812	100.8472	110.68	3,299,592	2004	2004	0	0	21.15	78.85
1 NBHD SHOP - 0% - 2023											
Heated Area: 28660 HX Base Yr											
4801 4801 2005											

474260 SR 200, FERNANDINA BEACH	BLD DATE 02/03/2022	KK	LGL DATE	
	XF DATE 06/16/2022	KK	LAND DATE	06/16/2022
	INC DATE		AG DATE	KK

TOTAL OB/XF														205,477			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
CG	0.00	0.00	196,891.00	SF		1.00	1.00	1.00	10.00	10.00	1,000.00						
CG	0.00	0.00	1.62	AC		1.00	1.00	1.00	1,000.00	1,000.00							

Total Acres: 1.62 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		3,299,187	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,299,187	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,299,187	
TOTAL JUST VALUE		3,299,187	
NCON VALUE		0	
INCOME VALUE		3,299,187	
PREVIOUS YEAR MKT VALUE		3,272,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002176	XFOB-SHUTTERS	122,000	02/08/2022
21011558	REMODEL	35,000	08/31/2021
21011560	REMODEL - BATHROO	10,000	08/31/2021
21009859	REMODEL - GOODWIL	871,754	07/27/2021
21009617	DEMOLITION-WALL/C	20,000	07/22/2021
21009648	DEMOLITION - WALL	3,000	07/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
2426/0386	1/15/2021	SW Q	I	01	
GRANTOR: YULEE STATE LLC					
GRANTEE: YULEE JUNCTION LLC					
1763/1006	11/07/2011	WD U	I	40	1,732,500
GRANTOR: B&B YULEE JUNCTION LL					
GRANTEE: YULEE STATE LLC					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W14 N10 W23 BAS=[YR=2004] W20 BAS=[YR=2004] W38 BAS=[YR=2004] W25 BAS=[YR=2004] W25 BAS=[YR=2004] W50 BAS=[YR=2004] W25 BAS=[YR=2004] W260 S60 CAN=[YR=2005] S8 E480 N8 W480\$ E260 N60\$ S60 E25 N60\$ S60 E50 N60\$ S60 E25 N60\$ S60 E25 N60\$ S60 E38 N60\$ S60 E20 N60\$ S60 E37 N50\$.	

PRINTED 08/02/2023 BY SYS

**YULEE JUNCTION LLC/
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