

BLK 1 PT LOTS 1,2 & 3 & PT OF
SEC'S 33,50,51-3N-27E IN
OR 2544/139

FLOOD FRANCIS D/FLOOD JOSEPH A EST
85979 N HARTS RD
YULEE, FL 32097

2023

33-3N-27-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100

Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	43,086
CAN	161	30	48	1,642
CAN	245	30	74	2,531
CAN	385	30	116	3,967
CAN	385	30	116	3,967
UUS	1,344	50	672	22,979

TOTALS	3,780		2,286	78,170
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EXTRA FEATURES				
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L N	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	0350	CARPORT WD	0	0	30	20	600.00	SF	13.00	13.00	100	1989	1989	3	20	1,560	
2	0810	CONCRETE A	0	0	0	0	372.00	SF	6.50	6.50	100	1993	1993	3	68	1,644	
3	0351	CARPORT MT	0	0	22	20	440.00	SF	10.00	10.00	100	1996	1996	3	20	880	
4	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1998	1998	3	20	180	
5	0422	CL FNC 4'	0	0	0	0	600.00	LF	15.00	15.00	100	1996	1996	3	42	3,780	
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1996	1996	3	42	294	
7	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	1998	1998	3	77	751	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	48	432	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3	48	216	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001200	C	STORE COMB	0	0004	CG	0.00	0.00	63,162.00	SF		1.00	1.00	0.80	4.00	3.20	202,118

REVIEW DATE	09/02/2020	BY	KK
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	2,286	46.6830	68.39	156,340	1901	1901	0	0	0	50.00	50.00	
1 RETAILSTOR - 0% - 0													
Heated Area: 1260													
HX Base Yr													

463083 EAST SR 200, YULEE	BLD DATE	09/02/2020	KK	LGL DATE	
	XF DATE	09/02/2020	KK	LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF																	
9,737																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 4		
Tax Dist:		
BUILDING MARKET VALUE		172,362
TOTAL MARKET OB/XF VALUE		9,737
TOTAL LAND VALUE - MARKET		202,118
TOTAL MARKET VALUE		384,217
SOH/AGL Deduction		93,034
ASSESSED VALUE		291,183
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		291,183
TOTAL JUST VALUE		384,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07657	MH MOVE-ON	3,600	09/01/2000
B9805516	NEW CONSTR	22,500	10/01/1998
5299	REMODEL	2,500	11/14/1988
5298	DEMOLITION	0	11/14/1988
5372	CHNGE SRVC	0	09/19/1988
3206	N/A	3,300	02/24/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2544/0139	3/03/2022	PR U	I	I	11	100	
GRANTOR: FLOOD FRANCIS AS PR 0							
GRANTEE: FLOOD FRANCIS							
1911/1050	3/31/2014	QC U	I	I	11	100	
GRANTOR: FLOOD CLIFFORD JR							
GRANTEE: FLOOD FRANCIS D							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
CAN=[YR=1993] W35 S11 BAS=[YR=1993] S36 CAN=[YR=1993] S7 E35 N7 W35\$ E35 N36 W35\$ E35 N11\$ PTR=E15 CAN=[YR=1998] E35 S11 UUS=[YR=1993] S43 W12 CAN=[YR=1993] W23 N7 E23 S7\$ N7 W23 N36 E35\$ W35 N11\$ W15\$.																	

