IN OR 1777/783

GET & SAVE LLC
852426 N HWY 17
YULEE, FL 32097

**2023**

**35-4N-26-0000-0001-0080**

## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 4001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 19,950 |
| TOTAL MARKET VALUE | 19,950 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 19,950 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 19,950 |
| TOTAL JUST VALUE | 19,950 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 19,950 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1777/0783 | 2/02/2012 | WD | U | V | 40 | 25,000 |
| GRANTOR: DAVIDSON JAMES DONALD | | | | | | |
| GRANTEE: GET & SAVE LLC | | | | | | |
| 1569/1108 | 6/03/2008 | QC | U | V | 07 | 100 |
| GRANTOR: ROGERS HENRY D & WILL | | | | | | |
| GRANTEE: DAVIDSON JAMES D JR | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 001000 | C | COMMERCIAL | 0 | | CHT | 0.00 | 0.00 | 1.90 | AC | | 1.00 | 1.00 | 1.00 | 10,500.00 | 10,500.00 | 19,950 | | | | | | | |

REVIEW DATE 07/10/2020 BY KB Total Acres: 1.90 Total Land Value: 19,950 Market: 0 Agricultural: 0 Common: 19,950 PRINTED 08/02/2023 BY SYS