UNIT 1
IN OR 2180/1218
GENE LASSERE YULEE CONDO

ALDI(FLORIDA) LLC
2651 SR 17 S
HAINES CITY, FL 33844

2023

37-2N-27-1272-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0490	LAND CONDO
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0127200		0				2019	2019	100	100	0		

1 CONDO – 0% - 0 SQFT=21116 HX Base Yr

463689 SR 200, YULEE

BLD DATE	02/27/2020	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,371,012
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,371,012
SOH/AGL Deduction	598,976
ASSESSED VALUE	3,772,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,772,036
TOTAL JUST VALUE	4,371,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,906,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004396	NEW CONSTR	1,926,566	01/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2180/1218	2/23/2018	SW	Q	V	01	1,500,000

GRANTOR: 2017 GENE LASSERE YUL

GRANTEE: ALDI(FLORIDA) LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS