UNIT 3
GENE LASSERE YULEE CONDO
OR 2296/1492

NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801

2023

37-2N-27-1272-0003-0000

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=6760 HX Base Yr

463697 SR 200, YULEE

BLD DATE	03/03/2021 KK	LGL DATE	
XF DATE	03/05/2021 KK	LAND DATE	03/05/2021 KK
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	1,406,080
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,406,080
SOH/AGL Deduction	85,002
ASSESSED VALUE	1,321,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,321,078
TOTAL JUST VALUE	1,406,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,257,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005002	NEW CONSTR	431,963	07/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1492	8/06/2019	SW	Q	V	01	850,000

GRANTOR: 2017 GENE LASSERE YUL

GRANTEE: NATIONAL RETAIL PRO

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