IN OR 398 PG 550
ESMT IN PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS LTD
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2023

42-2N-27-0000-0002-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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	04/01/2023 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	402
TOTAL LAND VALUE - MARKET	9,270
TOTAL MARKET VALUE	9,672
SOH/AGL Deduction	0
ASSESSED VALUE	9,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,672
TOTAL JUST VALUE	9,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0398/0550	9/01/1983	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						
0398/0547	9/01/1983	WD	U	V		4,511
GRANTOR:						
GRANTEE:						

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
1	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1995	1995	3	20	402	

LAND DESCRIPTION

TOTAL OB/XF 402

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	000001	C	V RS W/XFOB	0		RG-1	0.00	0.00	1.03	AC		1.00	1.00	0.15	60,000.00	9,000.00	9,270							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.03 Total Land Value: 9,270 Market: 0 Agricultural: 0 Common: 9,270 PRINTED 08/02/2023 BY SYS