IN OR 1408/344 & OR 1413/1251
& OR 1514/1416
FPL ESMT OR 901/366

MCPHERSON TRAINING CONCEPTS INC
850310 US HWY 17 SOUTH
YULEE, FL 32097

2023

42-2N-27-0000-0075-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

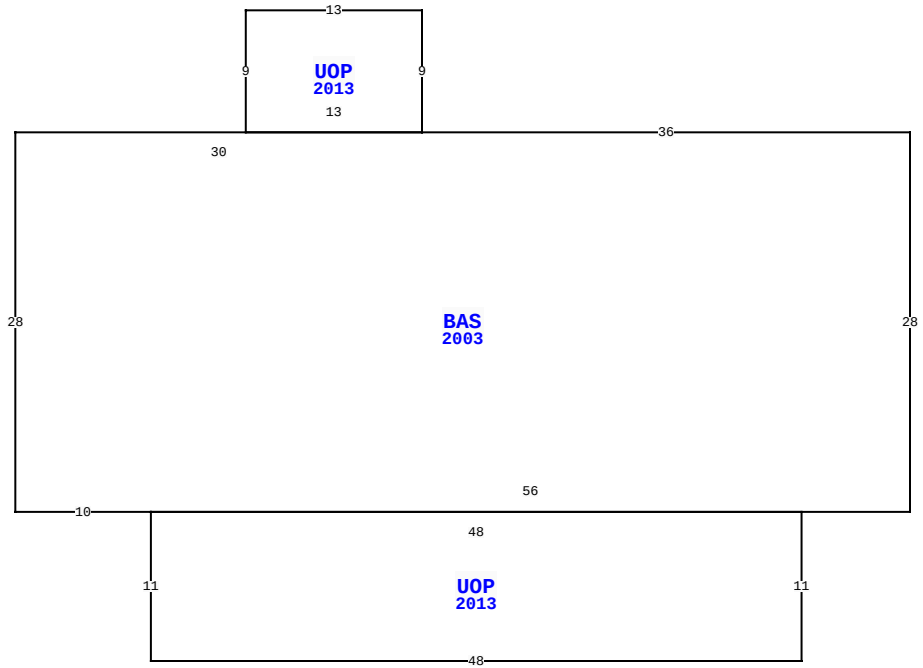
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	38,747
UOP	117	20	23	482
UOP	528	20	106	2,222
TOTALS	2,493		1,977	41,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,977	81.2700	69.89	138,173	1980	1980	0	0	0	70.00	30.00

1 MH OFFICE – 0% - 0 Heated Area: 1848 HX Base Yr



850310 US HWY 17, YULEE

BLD DATE	11/15/2013 KK	LGL DATE	
XF DATE	09/03/2020 KK	LAND DATE	09/03/2020 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,452
TOTAL MARKET OB/XF VALUE	7,297
TOTAL LAND VALUE - MARKET	87,120
TOTAL MARKET VALUE	135,869
SOH/AGL Deduction	3,241
ASSESSED VALUE	132,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,628
TOTAL JUST VALUE	135,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P04232	NEW CONSTR	150	09/01/2000
E996288	TEMP POLE	0	10/01/1999
E996222	TEMP POLE	0	08/01/1999
MH992828	MH MOVE-ON	0	08/01/1999
E9906154	ADDITION	5,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1416	7/25/2007	QC	U	I	06	100
GRANTOR: FRIEDMAN ROBERT H DMD						
GRANTEE: MCPHERSON TRAINING						
1413/1251	5/19/2006	QC	U	I	06	100
GRANTOR: NASSAU LANDSCAPE & IR						
GRANTEE: MCPHERSON TRAINING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 UOP=[YR=2013] N9 W13 S9 E13$ W30 S28 E10
UOP=[YR=2013] S11 E48 N11 W48$ E56 N28$.

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
2	0801	ASPHALT A	0	0	0	0	412.00	SF	3.00	3.00	100	1999	1999	3	50	618	
10	1242	WD DECK A	0	0	0	0	260.00	SF	10.00	10.00	100	2005	2005	3	27	702	
11	0350	CARPORT WD	0	0	13	12	156.00	SF	13.00	13.00	100	2007	2007	3	35	710	
12	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2007	2007	3	35	840	
13	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2007	2007	3	35	112	
14	0810	CONCRETE A	0	0	0	0	277.00	SF	6.50	6.50	100	2007	2007	3	89	1,602	
15	0681	POLE SHED	0	0	12	9	108.00	SF	15.00	15.00	100	2007	2007	3	52	842	
16	1126	CB/STC 8"	0	0	0	0	70.00	SF	8.00	8.00	100	2007	2007	3	89	498	
17	0802	ASPHALT B	0	0	35	19	665.00	SF	2.40	2.40	100	2019	2019	3	86	1,373	

LAND DESCRIPTION

TOTAL OB/XF 7,297

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	001700	C	1STORY OFF	0	0004	CN	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120							

REVIEW DATE 09/03/2020 BY KK Total Acres: 0.00 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 08/02/2023 BY SYS