LOT 1
IN OR 1654/325
US 17 COMMERICAL PARK PB 6/259

PATTERSON BOBBY G JR
85161-1 COMMERCIAL PARK ROAD
YULEE, FL 32097

**2023**

**42-2N-27-438U-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4081.00 | | |

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

COMMERCIAL PARK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 02/09/2022 KK |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 132,381 |
| TOTAL MARKET VALUE | 132,381 |
| SOH/AGL Deduction | 11,032 |
| ASSESSED VALUE | 121,349 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 121,349 |
| TOTAL JUST VALUE | 132,381 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 110,317 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1654/0325 | 12/16/2009 | WD | Q | V | 01 | 150,000 |
| GRANTOR: D F MILLER PARTNERHIP | | | | | | |
| GRANTEE: PATTERSON BOBBY G J | | | | | | |
| 1108/1799 | 1/22/2003 | WD | Q | V | | 150,000 |
| GRANTOR: HOLLAND LAWRENCE & DO | | | | | | |
| GRANTEE: D F MILLER PARTNERH | | | | | | |

## 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 | | CI | 0.00 | 0.00 | 44,126.84 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 132,381 | | | | | | | |

REVIEW DATE 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 132,381 Market: 0 Agricultural: 0 Common: 132,381 PRINTED 08/02/2023 BY SYS