LOT 4
IN OR 2216/480
US 17 COMMERICAL PARK PB 6/259

DUNMAR GROUP INC/
85101 COMMERCIAL PARK DR
YULEE, FL 32097

2023

42-2N-27-438U-0004-0000

BUILDING CHARACTERISTICS

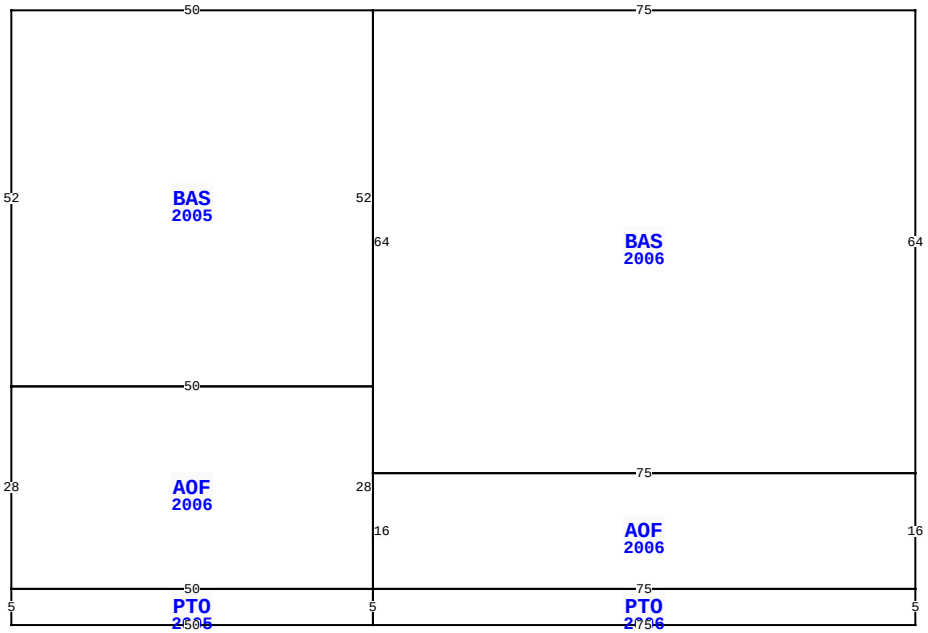
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		14 100
Frame	05	STEEL 100
Story Height		16 100
RMS		13 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,200	185	2,220	79,132
AOF	1,400	185	2,590	92,321
BAS	2,600	100	2,600	92,678
BAS	4,800	100	4,800	171,098
PTO	250	5	12	428
PTO	375	5	19	677
TOTALS	10,625		12,241	436,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	12,241	91.5183	43.47	532,116	2005	2005	0	0	0	18.00	82.00

1 STOR WAREH – 0% - 0 Heated Area: 10000 HX Base Yr



85107 COMMERCIAL PARK DR, YULEE

BLD DATE	09/03/2020	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	436,335
TOTAL MARKET OB/XF VALUE	52,803
TOTAL LAND VALUE - MARKET	109,488
TOTAL MARKET VALUE	598,626
SOH/AGL Deduction	157,780
ASSESSED VALUE	440,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	440,846
TOTAL JUST VALUE	598,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17041	CO ISSUED	0	01/01/2006
B17041	ADDITION	20,000	01/01/2006
M10976	MECH OTHER	1,000	01/01/2006
C14641	CO ISSUED	400,000	02/01/2005
B14641	NEW CONSTR	400,000	02/01/2005
E14455	ELEC OTHER	40,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0480	7/27/2018	SW	Q	I	05	640,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: DUNMAR GROUP INC						
1711/1539	11/18/2010	WD	U	I	11	100
GRANTOR: ZELL DONALD D						
GRANTEE: HOLLAND-ZELL PARTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W75BAS=[YR=2005] W50S52 AOF=[YR=2006]
S28PTO=[YR=2005] S5E50N5W50$
E50N28W50$E50N52$S64AOF=[YR=2006] S16PTO=[YR=2006]
S5E75N5W75$E75N16 W75$E75N64$.

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	0803	ASPHALT C	0	0	0	0	14,382.00	SF	2.00	2.00	100	2005	2005	3	58	16,683	
2	0812	CONCRETE C	0	0	125	40	5,000.00	SF	4.00	4.00	100	2005	2005	3	87	17,400	
3	0400	CONC CURB	0	0	0	0	844.00	LF	15.00	15.00	100	2005	2005	3	90	11,394	
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2005	2005	3	90	113	
5	0443	STK FNC 6'	0	0	0	0	225.00	LF	10.00	10.00	100	2005	2005	3	27	608	
6	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2005	2005	3	69	966	
7	6001	ROLLUP DR	0	0	14	14	5.00	UT	400.00	400.00	100	2005	2005	3	27	540	
8	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2005	2005	3	100	200	
9	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2005	2005	3	69	2,484	
10	0424	CL FNC 6'	0	0	0	0	175.00	LF	20.00	20.00	100	2005	2005	3	69	2,415	

LAND DESCRIPTION

TOTAL OB/XF 52,803

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	004800	C	WAREHOUSE	0		CI	0.00	0.00	43,795.00	SF		1.00	1.00	1.00	2.50	2.50	109,488							

REVIEW DATE 09/03/2020 BY KK Total Acres: 0.00 Total Land Value: 109,488 Market: 0 Agricultural: 0 Common: 109,488 PRINTED 08/02/2023 BY SYS