

LOREN DEVELOPMENT INC
850390 HWY 17
YULEE, FL 32097

42-2N-27-4500-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05AVERAGE 100

04WOOD TRUSS 100

12MODULAR MT 100

04PLYWOOD 100

14CARPET 100

03CENTRAL 100

03FORCED AIR 100

4100

02WOOD FRAME 100

8100

4100

1.1.100

0100

00OWNER OCC 100

03Quality Level 03

1100STORES, 1 STORY

MKT AREA04

4051.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1521001,152120,573

TOTALS1,1521,152120,573

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20812CONCRETE C00004,040.00SF4.004.001001993199336810,989

40402CONC BUMPE00008.00UT25.0025.0010019951995379158

60812CONCRETE C00001,210.00SF4.004.00100201220123944,550

70400CONC CURB000020.00LF15.0015.0010019931993376228

90971ST LGHT OV00003.00UT1,166.251,166.25100200020003551,924

100975ST LT/ARM00003.00UT375.00375.0010020002000355619

110423CL FNC 5'0000488.00LF6.856.85100201420143892,975

120463FENCE GATE00004.00UT300.00300.00100201420143891,068

130510GARAGE WD-003024720.00SF35.0035.001002019201939323,436

LAND DESCRIPTIONTOTAL OB/XF45,947

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004CG361.00200.0072,570.00SF1.001.001.003.003.00217,710

REVIEW DATE09/03/2020BY KKTotal Acres: 0.00Total Land Value: 217,710Market: 0Agricultural: 0Common: 217,710PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1101041,15285.0500124.60143,5391993200300016.0084.00

1 RETAILSTOR - 0% - 0Heated Area: 1152HX Base Yr

BAS1993

BLD DATE09/03/2020KKKKG LG LDATE09/03/2020KKKX F DATE09/03/2020KKKX INC DATEAG DATE

09/03/2020KK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24S.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE120,573

TOTAL MARKET OB/XF VALUE45,947

TOTAL LAND VALUE - MARKET217,710

TOTAL MARKET VALUE384,230

SOH/AGL Deduction108,976

ASSESSED VALUE275,254

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE275,254

TOTAL JUST VALUE384,230

INCOME VALUE0

PREVIOUS YEAR MKT VALUE250,231

PERMIT NUMDESCRIPTIONAMTISSUED

E995640TEMP POLE6,28202/01/1999

B985493REMODEL25,00010/01/1998

8788XFOB41,47203/25/1993

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2228/09749/26/2018WDQI02260,000

GRANTOR:MCLEOD LUTHER M & NOR

GRANTEE:LOREN DEVELOPMENT I

0661/14636/19/1992WDUV0535,000

GRANTOR:1ST UNION NATL BANK

GRANTEE:MCLEOD LUTHER & N W