



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	660	100	660
UOP	30	25	8
TOTALS	690		668

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0820	02	668	59.3600	38.58	25,771	1968	1968	0	0	70.00	30.00															
4 M/H 93- - 0% - 0																										
Heated Area: 660 HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/27/2022</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/27/2022</th> <th>KK</th> <th>LAND DATE</th> <th>07/27/2022</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	07/27/2022	KK	LGL DATE		XF DATE	07/27/2022	KK	LAND DATE	07/27/2022	INC DATE			AG DATE	
BLD DATE	07/27/2022	KK	LGL DATE																							
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INC DATE			AG DATE																							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		205,698	
TOTAL LAND VALUE - MARKET		18,848	
TOTAL MARKET VALUE		180,297	
SOH/AGL Deduction		404,843	
ASSESSED VALUE		51,350	
TOTAL EXEMPTION VALUE		353,493	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		353,493	
NCON VALUE		404,843	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		344,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008966	DEMOLITION	1,500	06/10/2022
19005612	REMODEL-BLD OUT	156,866	07/18/2019
18008087	XFOB - CARPORT	32,265	10/29/2018
B1327044	CO ISSUED	0	07/15/2013
B1327404	ADDITION	9,099	07/01/2013
E1326354	REMODEL	0	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/1760	9/12/2018	QC	U	I	11	100
GRANTOR: NORMANS PROPERTIES LL						
GRANTEE: BERT NORMANS PLUMBI						
1951/1990	12/05/2014	WD	U	I	11	100
GRANTOR: NORMAN ROBERT WILLIE						
GRANTEE: NORMANS PROPERTIES						

EXTRA FEATURES																	
L N	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	120	50		13,505.00	SF	1.00				6,753			
7	1242	WD DECK A	0	0	8	8		64.00	SF	10.00				128			
8	0751	UOP	0	0	16	8		128.00	SF	10.00				256			
19	0812	CONCRETE C	0	0	0	0		2,808.00	SF	4.00				11,120			
20	0810	CONCRETE A	0	0	5	5		25.00	SF	6.50				161			
21	0810	CONCRETE A	0	0	3	3		9.00	SF	6.50				58			
22	6001	ROLLUP DR	0	0	0	0		1.00	UT	400.00				372			
TOTALS												690		668		7,731	

BUILDING NOTES											
850530 US HWY 17, YULEE											

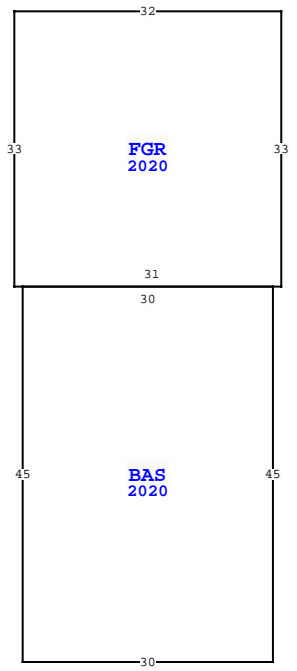
BUILDING DIMENSIONS											
BAS=[YR=1993] W55 S12 E37 UOP=[YR=1993] S6 E5 N6 W5\$ E18 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0004	CI	200.00	300.00	60,099.00	SF		1.00	1.00	1.00	3.00	3.00	180,297							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Plumbing		2	100
Frame	05	STEEL	100
Story Height		12	100
RMS		3	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	OWNER OCC	100
Quality	04	Quality Level 04	
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,350	100	1,350
FGR	1,056	60	634
			SUBAREA MARKET VALUE
			134,706
			63,262
TOTALS	2,406		1,984
			197,967

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2501	06	1,984	114.2064	100.79	199,967	2020	2020	0	0	1.00	99.00	
6 SERV SHOP - 0% - 0												
Heated Area: 1350												
HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			205,698
TOTAL MARKET OB/XF VALUE			18,848
TOTAL LAND VALUE - MARKET			180,297
TOTAL MARKET VALUE			404,843
SOH/AGL Deduction			51,350
ASSESSED VALUE			353,493
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,493
TOTAL JUST VALUE			404,843
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313546	ADDITION	2,000	07/01/2013
MH013440	MH MOVE-ON	0	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/1760	9/12/2018	QC	U	I	11	100
GRANTOR: NORMANS PROPERTIES LL						
GRANTEE: BERT NORMANS PLUMBI						
1951/1990	12/05/2014	WD	U	I	11	100
GRANTOR: NORMAN ROBERT WILLIE						
GRANTEE: NORMANS PROPERTIES						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

BLD DATE	07/27/2022	KK	LGL DATE	
XF DATE	07/27/2022	KK	LAND DATE	07/27/2022
INC DATE			AG DATE	
850530 US HWY 17, YULEE				

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2020] W32 S33 E1 BAS=[YR=2020] S45 E30 N45 W30\$ E31 N33\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV