PT OF TRACT 3
IN OR 2585/842
YULEE SOUTH PB 5/224

HWS INVESTMENT HOLDINGS
86112 VENETIAN AVE
YULEE, FL 32097

2023

42-2N-27-4607-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	153,180
TOTAL MARKET VALUE	153,180
SOH/AGL Deduction	0
ASSESSED VALUE	153,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,180
TOTAL JUST VALUE	153,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1494	9/28/2022	QC	U	I	11	100
GRANTOR: WYATTS CONTRACTING SE						
GRANTEE: HWS INVESTMENT HOLD						
2585/0842	8/05/2022	QC	U	I	11	100
GRANTOR: WYATTS CONTRACTING SE						
GRANTEE: HWS INVESTMENT HOLD						

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	0004	CI	222.00	200.00	44,400.00	SF		1.00	1.00	1.15	3.00	3.45	153,180							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 153,180 Market: 0 Agricultural: 0 Common: 153,180 PRINTED 08/02/2023 BY SYS