

PT OF LOT 11 & ALL LOT 29
IN OR 2289/545
NORTH YULEE PB 2/26

DYLHARP LLC
7540 HOGAN ROAD
JACKSONVILLE, FL 32216

2023

50-3N-27-4720-0011-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	1720	MEDICAL OFFICE

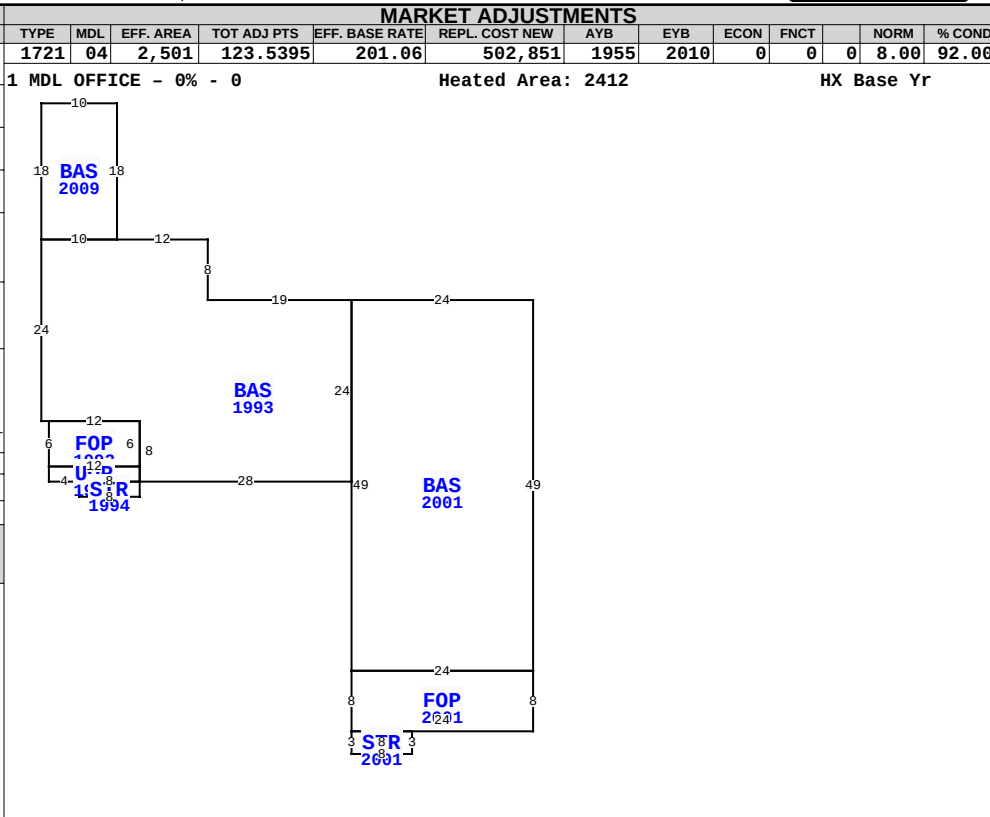
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	195,333
BAS	1,176	100	1,176	217,531
BAS	180	100	180	33,296
FOP	72	30	22	4,069
FOP	192	30	58	10,728
STR	16	10	2	370
STR	24	10	2	370
UOP	24	20	5	925

TOTALS	2,740		2,501	462,623
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	21	4	84.00	SF	10.00
2	0812	CONCRETE C	0	0	0	0	5,230.00	SF	4.00
4	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00
6	0812	CONCRETE C	0	0	0	0	5,281.00	SF	4.00
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00
9	1242	WD DECK A	0	0	19	4	76.00	SF	10.00
10	1242	WD DECK A	0	0	0	0	184.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001901	C	MEDICAL OF	0		CG	0.00	0.00	15,000.00
2	000000	C	VAC RES	0		OR	0.00	0.00	0.66



BLD DATE	11/08/2017	KK	LGL DATE	
XF DATE			LAND DATE	04/03/2023
INC DATE			AG DATE	DCA

TOTAL OB/XF									
35,352									

TOTAL OB/XF									
35,352									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		462,623	
TOTAL MARKET OB/XF VALUE		35,352	
TOTAL LAND VALUE - MARKET		88,800	
TOTAL MARKET VALUE		586,775	
SOH/AGL Deduction		210,150	
ASSESSED VALUE		376,625	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		376,625	
TOTAL JUST VALUE		586,775	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11398	REPAIR/RRF	12,000	07/01/2008
M13918	XFOB	250	06/01/2008
B21432	ADDITION	40,280	05/01/2008
E07252	CHNGE SRVC	4,000	09/01/2000
974203	REMODEL	27,500	08/01/1997
95-02154	REMODEL	7,488	08/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2289/0545	7/10/2019	WD	Q	I	01
GRANTOR: NASSAU VETERINARY HOS					
GRANTEE: DYLHARP LLC					
1551/0725	2/15/2008	WD	U	I	01
GRANTOR: CARTER KIMBERLY A					
GRANTEE: CARTER RICHARD K					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2001] W24 BAS=[YR=1993] W19 N8 W12 BAS=[YR=2009] N18 W10 S18 E10\$ W10 S24 E1 FOP=[YR=1993] S6 UOP=[YR=1994] S2 E4 STR=[YR=1994] S2 E8 N2 W8\$ E8 N2 W12\$ E12 N6 W12\$ E12 S8 E28 N24\$ S49 FOP=[YR=2001] S8 STR=[YR=2001] S3 E8 N3 W8\$ E24 N8 W24\$ E24 N49\$.					