

LOTS 86 & PT LOTS 87 & 89 S-2
IN OR 1954/337
NORTH YULEE PB 2/26

YULEE 17 LLC
4196 HERSCHEL ST SUITE 3
JACKSONVILLE, FL 32210

2023

50-3N-27-4720-0086-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 90
Interior Floo	15 HARDTILE 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	25 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	27 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03
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	2,308	100	2,308	245,359
BAS	2,365	100	2,365	251,418
BAS	168	100	168	17,860
FOP	192	30	58	6,166
FUS	1,273	100	1,273	135,330
LBA	372	110	409	43,480
STR	84	10	8	850
STR	130	10	13	1,382

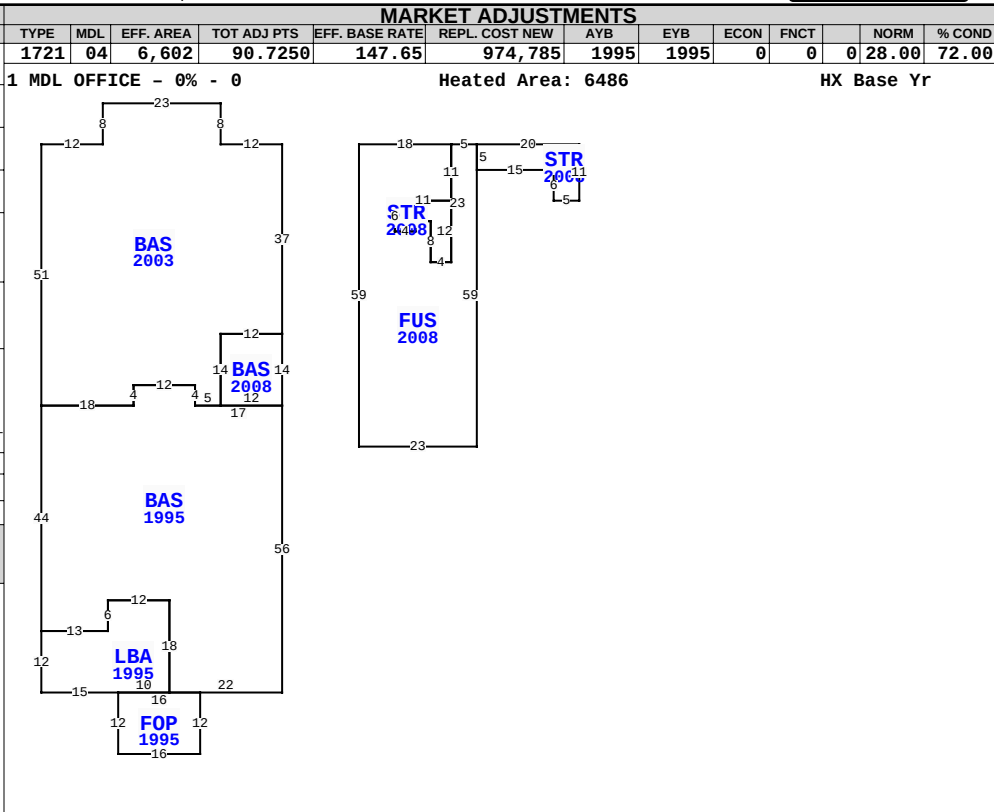
TOTALS 6,892 6,602 701,845

EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	22,215.00	SF	2.00	2.00	100	2003	2003	3	54	23,992	
2	0812	CONCRETE C	0	0	0	1,656.00	SF	4.00	4.00	100	2003	2003	3	84	5,564	
3	0402	CONC BUMPE	0	0	0	24.00	UT	25.00	25.00	100	2003	2003	3	88	528	
5	0972	ST LGHT UN	0	0	0	6.00	UT	2,530.00	2,530.00	100	2003	2003	3	64	9,715	
6	0400	CONC CURB	0	0	0	1,251.00	LF	15.00	15.00	100	2003	2003	3	88	16,513	
7	0443	STK FNC 6'	0	0	0	176.00	LF	10.00	10.00	100	2002	2002	3	21	370	
8	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
9	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	64	640	
10	0978	SECURTY LT	0	0	0	2.00	UT	450.00	450.00	100	1995	1995	3	40	360	
11	0476	VF 6 SBPL	0	0	0	44.00	LF	32.00	32.00	100	2009	2009	3	78	1,098	

LAND DESCRIPTION

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	001910	C	MEDICAL OF	0	0004	CG	150.00	324.00	48,635.00	SF		1.00	1.00	1.00	3.00	3.00	145,905							



851042 US HWY 17, YULEE

BLD DATE 02/09/2018 KK LGL DATE 04/03/2023 DCA
XF DATE
INC DATE

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TOTAL OB/IF 58,972

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NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		701,845
TOTAL MARKET OB/XF VALUE		59,206
TOTAL LAND VALUE - MARKET		145,905
TOTAL MARKET VALUE		906,956
SOH/AGL Deduction		399,639
ASSESSED VALUE		507,317
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		507,317
TOTAL JUST VALUE		906,956
NCON VALUE		0
INCOME VALUE		17,042,856
PREVIOUS YEAR MKT VALUE		635,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024246	REPAIR/RRF	20,000	07/01/2002
95-01691	NEW CONSTR	185,000	02/01/1995

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SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1954/0337	12/22/2014	WD U	I	40	

GRANTOR: PRICE JAMES W & SHARO
GRANTEE: YULEE 17 LLC
0716/0594 10/18/1994 WD Q V 45,000
GRANTOR: BAPTIST MISSIONS OF N
GRANTEE: PRICE JAMES W & SHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 N8 W23 S8 W12 S51 BAS=[YR=1995] S44
LBA=[YR=1995] S12 E15 FOP=[YR=1995] S12 E16 N12 W16 \$ E10
N18 W12 S6 W13 \$ E13 N6 E12 S18 E22 N56 BAS=[YR=2008] N14
W12 S14 E12 \$ W17 N4 W12 S4 W18 \$ E18 N4 E12 S4 E5 N14 E12
N37 \$ PTR= E15 FUS=[YR=2008] E18S11 STR=[YR=2008]
S12W4N8W3S2W4N6E11SW11 S6E4N2E3S8E4N23E5STR=[YR=2008] E20
S11W5N6W15N5\$S5W23N59\$W15\$.

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