LOT 8
IN OR 416 PG 623
YULEE PARK PB 5/31

WILLIAMS JOHN L & WILMA J
PO BOX 1435
YULEE, FL 32041

2023

50-3N-27-4780-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

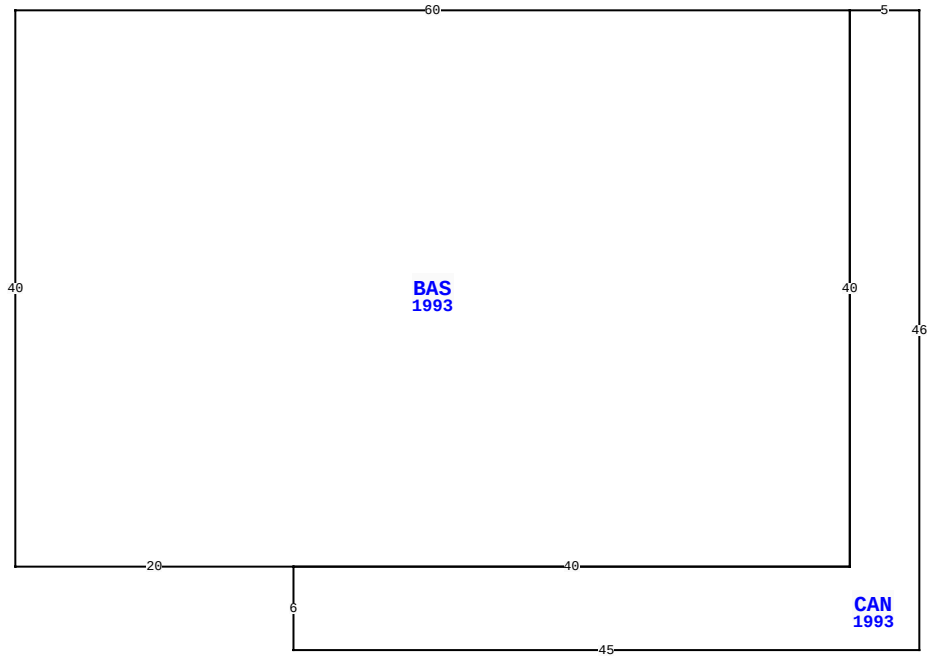
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	43,632
CAN	470	30	141	2,564
TOTALS	2,870		2,541	46,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,541	76.5450	36.36	92,391	1990	1990	0	0	0	50.00	50.00

1 STOR WAREH – 0% - 0 Heated Area: 2400 HX Base Yr



851064 US HWY 17, YULEE

BLD DATE	02/09/2018	KK	LGL DATE	
XF DATE	02/09/2018	KK	LAND DATE	02/09/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,196
TOTAL MARKET OB/XF VALUE	4,802
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	130,998
SOH/AGL Deduction	44,563
ASSESSED VALUE	86,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,435
TOTAL JUST VALUE	130,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5462	NEW CONSTR	78,700	01/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0416/0623	3/01/1984	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						
0376/0651	1/01/1983	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S40 E20 CAN=[YR=1993] S6 E45 N46 W5 S40 W40$ E40 N40 $. $ S40 E5 N40 $.

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
1	0940	SHEDS/PORT	0	0	15	20	300.00	SF	30.00	30.00	100	1990	1990	3	20	1,800	
2	0810	CONCRETE A	0	0	0	0	745.00	SF	6.50	6.50	100	1990	1990	3	62	3,002	

LAND DESCRIPTION

TOTAL OB/XF 4,802

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	004800	C	WAREHOUSE	0	0004	OR	130.00	323.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/09/2018 BY KK Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS