

PT SEC 51-3N-27E OR 1947/1001
ESMT OR 1373/1659
ESMT OR 1549/783

COASTLINE DRIVE LLC
86104 COASTLINE DRIVE
YULEE, FL 32097

2023

51-3N-27-0000-0001-0330



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	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	23 100
Frame	05 STEEL 100
Story Height	24 100
RMS	19 100
Stories	2. 2. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	04 Quality Level 04		
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04

NEIGHBORHOOD/LOC 4002.00

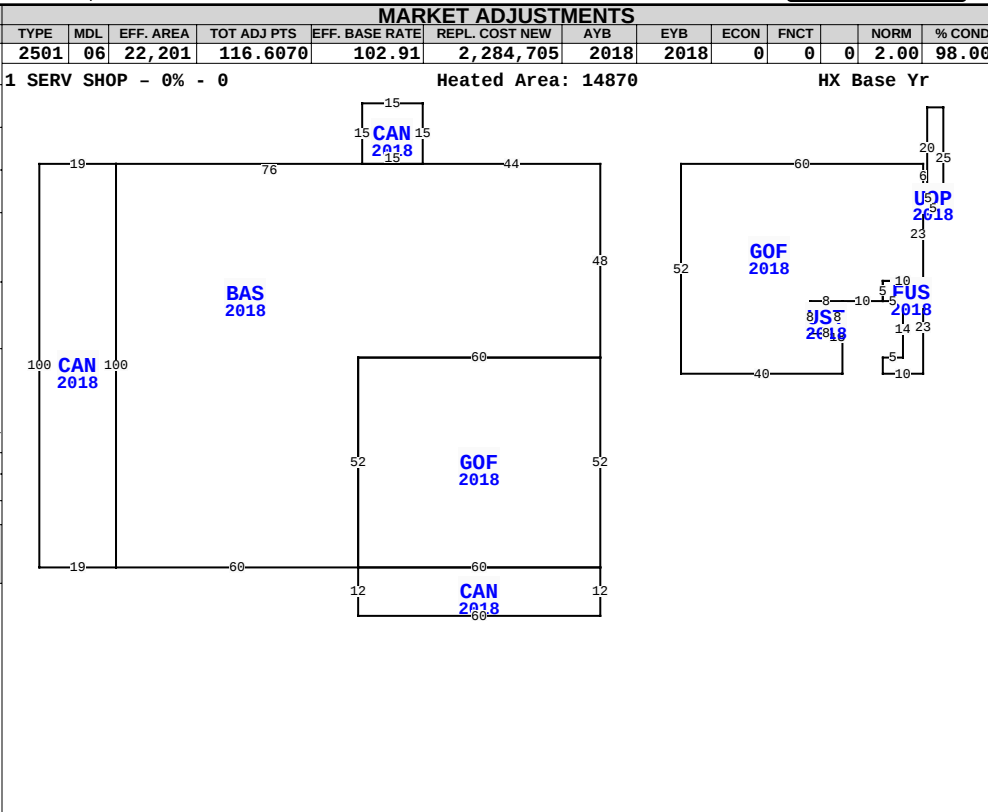
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,880	100	8,880	895,564
CAN	225	30	68	6,858
CAN	720	30	216	21,784
CAN	1,900	30	570	57,486
FUS	160	100	160	16,137
GOF	2,710	210	5,691	573,948
GOF	3,120	210	6,552	660,781
UOP	105	30	32	3,227
UST	64	50	32	3,227

TOTALS	17,884	22,201	2,239,011
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0803	ASPHALT C	0	0	0	0	1
2	0400	CONC CURB	0	0	0	0	
3	0402	CONC BUMPE	0	0	0	0	
4	0430	CL FNC 6B	0	0	0	0	
5	4950	BOLLARD	0	0	0	0	
6	0978	SECURTY LT	0	0	0	0	
7	0467	FNC GT 25'	0	0	0	0	
8	0819	CONC 12"	0	0	0	0	
9	0963	FIRE HYDR	0	0	0	0	
11	0966	FIRE SPRNK	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	002500	C	SRVC SHOPS	0	
2	009602	C	RETENTION PO	0	
3	009630	C	SWAMP	0	

REVIEW DATE 05/13/2019 BY KK Total Acres: 1.85 Total Land Value: 656,505 Market: 0 Agricultural: 0 Common: 656,505 PRINTED 08/02/2023 BY SYS



BLD DATE	05/13/2019	KK	LGL DATE	
XF DATE	05/13/2019	KK	LAND DATE	05/13/2019
INC DATE			AG DATE	

TOTAL OB/XF		288,823
BLD DATE	05/13/2019	KK
XF DATE	05/13/2019	KK
INC DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			2,239,011
TOTAL MARKET OB/XF VALUE			345,703
TOTAL LAND VALUE - MARKET			656,505
TOTAL MARKET VALUE			3,241,219
SOH/AGL Deduction			1,253,980
ASSESSED VALUE			1,987,239
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,987,239
TOTAL JUST VALUE			3,241,219
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,489,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004428	NEW CONSTR	1,701,170	05/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1947/1001	11/14/2014	SW	U	V	12
GRANTOR: CBC NATIONAL BANK					235,000
GRANTEE: COASTLINE DRIVE LLC					
1848/0112	3/25/2013	WD	U	V	12
GRANTOR: WAREHOUSE COMMONS LLC					1,600,000
GRANTEE: CBC NATIONAL BANK					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W44 CAN=[YR=2018] N15 W15 S15 E15\$ W76	
CAN=[YR=2018] W19 S100 E19 N100\$ S100 E60 CAN=[YR=2018] S12	
E60 N12 GOF=[YR=2018] N52 W60 S52 E60\$ W60\$ N52 E60 N48\$	
PTR= E20 GOF=[YR=2018] E60 S6 UOP=[YR=2018] E1 N20 E4 S25	
W5 N5\$ S23 FUS=[YR=2018] S23 W10 N4 E5 N14 W5 N5 E10\$ W10 S5	
W10 UST=[YR=2018] W8 S8 E8 N8\$ S18 W40 N52\$ W20\$.	

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