PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 2626/213
(EX FPL ESMT OR 317/111 & ESMT

YULEE OUTPARCEL LLC
2469 NORTH JOHN YOUNE PKWY C
ORLANDO, FL 32804

2023

51-3N-27-0000-0013-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

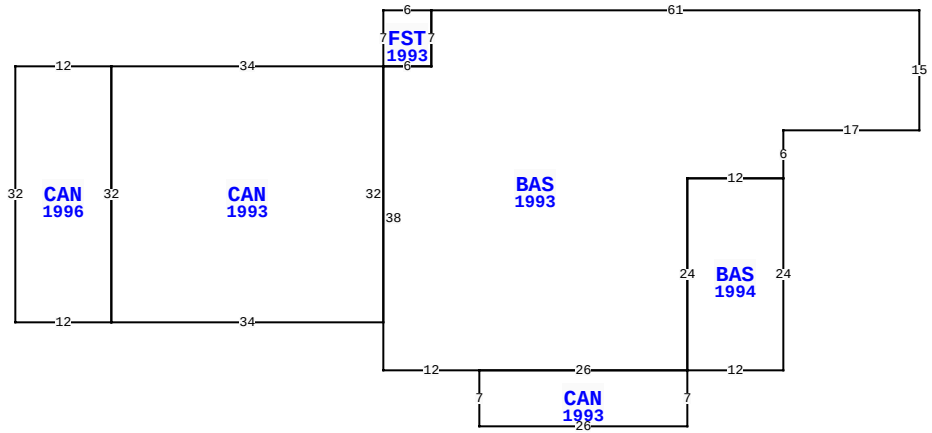
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	2,175	147,335
BAS	288	100	288	19,509
CAN	182	30	55	3,726
CAN	1,088	30	326	22,083
CAN	384	30	115	7,790
FST	42	50	21	1,423
TOTALS	4,159		2,980	201,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,980	88.9200	130.27	388,205	1980	1986	0	0	0	48.00	52.00

1 RETAILSTOR – 0% - 0 Heated Area: 2463 HX Base Yr



463128 SR 200, YULEE

BLD DATE	11/08/2018 KK	LGL DATE	
XF DATE	11/08/2018 KK	LAND DATE	04/01/2023 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,867
TOTAL MARKET OB/XF VALUE	33,692
TOTAL LAND VALUE - MARKET	365,000
TOTAL MARKET VALUE	600,559
SOH/AGL Deduction	208,785
ASSESSED VALUE	391,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,774
TOTAL JUST VALUE	600,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007482	REPAIR/RRF	19,940	08/03/2022
17010011	REMODEL	30,000	11/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/0213	3/16/2023	WD	Q	I	01	750,000
GRANTOR: KICKLIGHTER ANTHONY L						
GRANTEE: YULEE OUTPARCEL LLC						
2095/0451	1/18/2017	SW	Q	I	02	365,000
GRANTOR: SOUTHEASTERN BANK OF						
GRANTEE: KICKLIGHTER ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 FST=[YR=1993] W6 S7 E6 N7$ S7 W6 CAN=[YR=1993] W34 CAN=[YR=1996] W12 S32 E12 N32$ S32 E34 N32$ S38 E12 CAN=[YR=1993] S7 E26 N7 W26$ E26 BAS=[YR=1994] E12 N24 W12 S24$ N24 E12 N6 E17 N15$.

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	0803	ASPHALT C	0	0	0	0	28,083.00	SF	2.00	2.00	100	1980	1980	3	50	28,083	
2	0812	CONCRETE C	0	0	0	0	1,457.00	SF	4.00	4.00	100	1980	1980	3	35	2,040	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864	
5	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	1980	1980	3	49	135	
6	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	1980	1980	3	100	1,300	
7	0810	CONCRETE A	0	0	0	0	184.00	SF	6.50	6.50	100	1980	1980	3	35	419	
8	0819	CONC 12"	0	0	0	0	65.00	SF	9.50	9.50	100	1980	1980	3	35	216	
9	0400	CONC CURB	0	0	0	0	30.00	LF	15.00	15.00	100	1980	1980	3	49	221	
10	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2018	2018	3	98	414	

LAND DESCRIPTION

TOTAL OB/XF 33,692

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	001100	C	STORE 1FLR	0		CG	200.00	365.00	73,000.00	SF		1.00	1.00	1.00	5.00	5.00	365,000							

REVIEW DATE 11/08/2018 BY KK Total Acres: 0.00 Total Land Value: 365,000 Market: 0 Agricultural: 0 Common: 365,000 PRINTED 08/02/2023 BY SYS