PT JOHN LOW GRANT &
PT LOTS 4 & 5 OF EAST YULEE
SUB PBK 2/29 IN OR 1403/1905

SHOPS OF YULEE LLC
463155 SR 200 MAILBOX #12
YULEE, FL 32097

2023

51-3N-27-0000-0028-0010

BUILDING CHARACTERISTICS

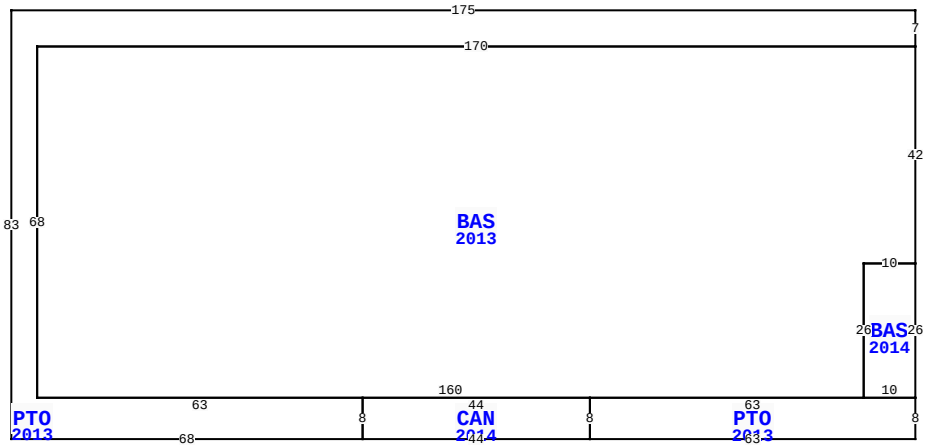
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,300	100	11,300	1,215,449
BAS	260	100	260	27,966
CAN	352	30	106	11,401
PTO	504	5	25	2,689
PTO	2,109	5	105	11,294
TOTALS	14,525		11,796	1,268,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0603	04	11,796	104.8600	152.57	1,799,716	2013	2013	0	0	25	4.50	70.50

1 DAYCARE CR – 0% - 0 Heated Area: 11560 HX Base Yr



463159 SR 200, YULEE

BLD DATE	07/14/2016 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	11,977.00	SF	2.00	2.00	100	2013	2013	3	74	17,726	
2	0400	CONC CURB	0	0	0	0	532.00	LF	15.00	15.00	100	2013	2013	3	96	7,661	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2013	2013	3	87	4,402	
4	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2013	2013	3	87	2,610	
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2013	2013	3	96	72	
6	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2013	2013	3	87	1,958	
7	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2013	2013	3	87	1,044	
9	0443	STK FNC 6'	0	0	0	0	888.00	LF	10.00	10.00	100	2013	2013	3	65	5,772	
10	0966	FIRE SPRNK	0	0	0	0	11,560.00	SF	3.00	3.00	100	2013	2013	3	95	32,946	
11	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2013	2013	3	100	100	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,268,800
TOTAL MARKET OB/XF VALUE	74,291
TOTAL LAND VALUE - MARKET	141,132
TOTAL MARKET VALUE	1,484,223
SOH/AGL Deduction	37,897
ASSESSED VALUE	1,446,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,446,326
TOTAL JUST VALUE	1,484,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,426,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1905	4/13/2006	TD	Q	I		1,675,000

GRANTOR: HANCE ANN CREWS TRUST

GRANTEE: SHOPS OF YULEE LLC

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W175 S83 E68 CAN=[YR=2014] E44 PTO=[YR=2013] E63 N8 BAS=[YR=2014] N26 BAS=[YR=2013] N42 W170 S68 E160 N26 E10$ W10 S26 E10$ W63 S8$ N8 W44 S8$ N8 W63 N68 E170 N7$.

LAND DESCRIPTION

TOTAL OB/XF 74,291

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	001600	C	SH CTR COM	0	0004	CI	0.00	0.00	35,283.00	SF		1.00	1.00	1.00	4.00	4.00	141,132							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 141,132 Market: 0 Agricultural: 0 Common: 141,132 PRINTED 08/02/2023 BY SYS