

PT SEC 01-2N-27E & 25-2N-28E
IN OR 1627/1645
PARCELS 1 & 1-2

FIRST FEDERAL BANK OF FLORIDA/
4705 WEST US HWY 90
LAKE CITY, FL 32056

2024

01-2N-27-0000-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	5 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	7 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	2300FINANCIAL BLDG

MAP NUM	MKT AREA	04
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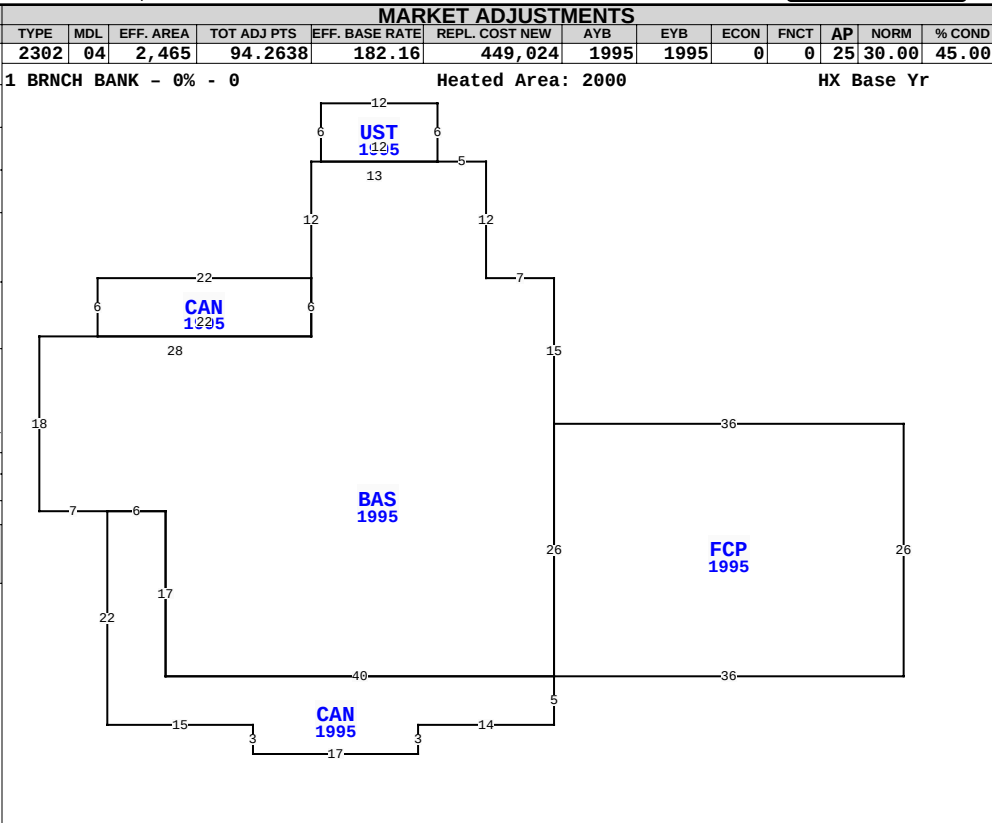
NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	163,944
CAN	132	30	40	3,279
CAN	383	30	115	9,427
FCP	936	30	281	23,034
UST	72	40	29	2,377

TOTALS	3,523	2,465	202,061
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0400	CONC CURB	0	0	0	0	764.00	LF	15.00	15.00	115
2	0803	ASPHALT C	0	0	0	0	12,932.00	SF	2.00	2.00	259
3	0811	CONCRETE B	0	0	0	0	775.00	SF	5.20	5.20	40
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	76
5	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	30
6	2010	RVL T DR 6"	0	0	0	0	1.00	UT	21,000.00	21,000.00	210
7	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	70
8	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	60
9	2025	PNMTC UNIT	0	0	0	0	2.00	UT	14,500.00	14,500.00	290
10	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	23

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002300	C	FINANCIAL	0		CI	0.00	0.00	40,075.00	SF	



BLD DATE	11/16/2021	KK	LGL DATE	
XF DATE	11/16/2021	KK	LAND DATE	11/16/2021
INC DATE			AG DATE	

463845 SR 200, YULEE

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										202,061	
TOTAL MARKET OB/XF VALUE										1,396	
TOTAL LAND VALUE - MARKET										601,125	
TOTAL MARKET VALUE										804,582	
SOH/AGL Deduction										0	
ASSESSED VALUE										804,582	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										804,582	
TOTAL JUST VALUE										804,582	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										816,030	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012400	REROOF	19,000	09/16/2021
E07456	CHNGE SRVC	50	09/01/2000
4307	N/A	1,500	08/17/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1627/1645	6/30/2009	WD	Q	I	01	1,085,000	
GRANTOR: FIRST COAST COMMUNITY							
GRANTEE: FIRST FEDERAL BANK							
0716/0653	10/18/1994	WD	Q	V		142,500	
GRANTOR: HUNTLEY W T & L L TRU							
GRANTEE: 1ST COAST COMM BANK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1995] W36 BAS=[YR=1995] N15 W7 N12 W5 UST=[YR=1995] N6 W12 S6 E12\$ W13 S12 CAN=[YR=1995] W22 S6 E22 N6\$ S6 W28 S18 E7 CAN=[YR=1995] S22 E15 S3 E17 N3 E14 N5 W40 N17 W6\$ E6 S17 E40 N26\$ S26 E36 N26\$.											

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