PT OR 1376/651
ESMT OR 1728/117
ESMT OR 2178/1398

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2024

07-2N-27-0000-0001-0080

BUILDING CHARACTERISTICS

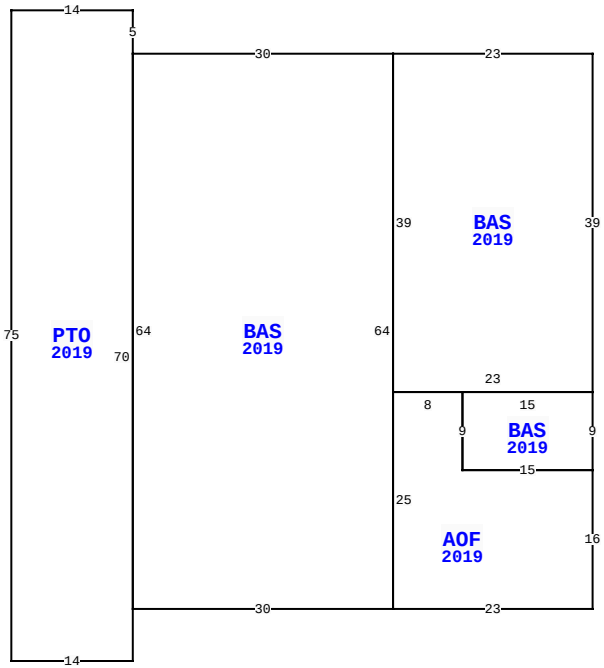
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		17 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	814	35,981
BAS	135	100	135	5,967
BAS	897	100	897	39,650
BAS	1,920	100	1,920	84,869
PTO	1,050	5	52	2,299
TOTALS	4,442		3,818	168,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,818	99.6067	45.57	173,986	2019	2019	0	0	0	3.00	97.00

1 STOR WAREH – 0% - 0 Heated Area: 3392 HX Base Yr



77040 ROBERT E WILLIAMS DR, YULEE

BLD DATE	12/16/2019	KK	LGL DATE	
XF DATE	12/16/2019	KK	LAND DATE	12/16/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,766
TOTAL MARKET OB/XF VALUE		105,725
TOTAL LAND VALUE - MARKET		587,600
TOTAL MARKET VALUE		862,091
SOH/AGL Deduction		235,048
ASSESSED VALUE		627,043
TOTAL EXEMPTION VALUE	04	627,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		862,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		872,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008095	NEW CONSTR	226,201	09/17/2017
17008096	NEW CONSTR-ROOF	45,000	09/07/2017
B24104	NEW CONSTR	231,258	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/0651	12/22/2005	WD	U	V	06	100

GRANTOR: RAYONIER FOREST RESOU

GRANTEE: JEA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 BAS=[YR=2019] W30 PTO=[YR=2019] N5 W14 S75 E14 N70$ S64 E30 AOF=[YR=2019] E23 N16 BAS=[YR=2019] N9 W15 S9 E15$ W15 N9 W8 S25$ N64$ S39 E23 N39$.

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	7,332.00	SF	2.00	2.00	100	2012	2012	3	70	10,265	
2	0812	CONCRETE C	0	0	0	0	7,034.00	SF	4.00	4.00	100	2012	2012	3	93	26,166	
3	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2012	2012	3	83	747	
4	0430	CL FNC 6B	0	0	0	0	1,898.00	LF	9.70	9.70	100	2012	2012	3	83	15,281	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2014	2014	3	87	2,201	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2019	2019	3	95	9,614	
7	0812	CONCRETE C	0	0	0	0	7,314.00	SF	4.00	4.00	100	2019	2019	3	98	28,671	
8	0351	CARPORT MT	0	0	50	26	1,300.00	SF	10.00	10.00	100	2019	2019	3	86	11,180	
9	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	100	2019	2019	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 105,725

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	008900	C	MUNICIPAL	0	0003	OR	0.00	0.00	14.69	AC		1.00	1.00	0.50	80,000.00	40,000.00	587,600							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 14.69 Total Land Value: 587,600 Market: 0 Agricultural: 0 Common: 587,600 PRINTED 08/06/2024 BY SYS