IN OR 2495/1747
ESMT IN OR 2387-905
R673971

PATEL HARIKRUSHNA M/PATEL GHANSHYAM M
96515 CHESTER RD
YULEE, FL 32097

2024

12-4N-23-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

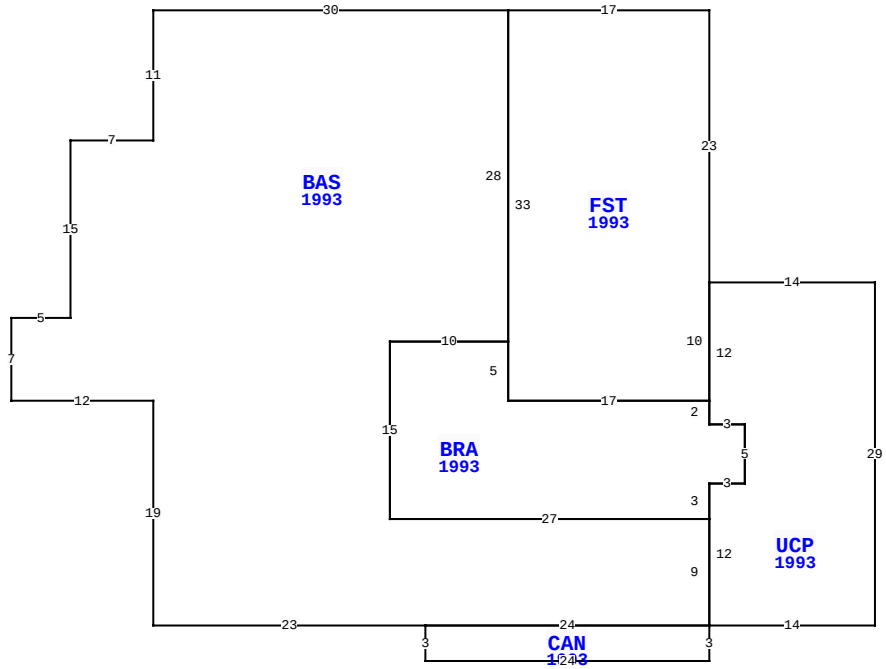
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	55,636
BRA	335	110	368	11,686
CAN	72	30	22	699
FST	561	50	280	8,891
UCP	391	20	78	2,477
TOTALS	3,111		2,500	79,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3301	04	2,500	75.1417	90.73	226,825	1954	1954	0	0	15	50.00	35.00

1 BARS - 0% - 0 Heated Area: 2087 HX Base Yr



554984 US HWY 1, HILLIARD

BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	10/02/2020	KK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,901
TOTAL MARKET OB/XF VALUE	17,024
TOTAL LAND VALUE - MARKET	103,950
TOTAL MARKET VALUE	275,875
SOH/AGL Deduction	86,594
ASSESSED VALUE	189,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,281
TOTAL JUST VALUE	275,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M982392	MH MOVE-ON	0	09/01/1998
E97	CHNGE SRVC	0	06/01/1997
6258	REPAIR/RRF	5,130	01/30/1990
6978	MH MOVE-ON	5,500	10/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1747	8/30/2021	SW	U	I	40	300,000
GRANTOR: STRICKLAND ALVIN J &						
GRANTEE: PATEL HARIKRUSHNA M						
0692/1267	11/19/1993	WD	U	I	12	205,100
GRANTOR: WARD ANDREW & IRIS						
GRANTEE: STRICKLAND ALVIN &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W14 FST=[YR=1993] N23 W17 BAS=[YR=1993] W30 S11 W7 S15 W5 S7 E12 S19 E23 CAN=[YR=1993] S3 E24 N3 W24 $ E24 N9 BRA=[YR=1993] N3 E3 N5 W3 N2 W17 N5 W10 S15 E27 $ W27 N15 E10 N28 $ S33 E17 N10 $ S12 E3 S5 W3 S12 E14 N29 $.

EXTRA FEATURES

L N	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	11,388.00	SF	2.00	2.00	100	1960	1960	3	50	11,388	
2	0510	GARAGE WD-	0	0	40	18	720.00	SF	35.00	35.00	100	1975	1975	3	20	5,040	
3	0810	CONCRETE A	0	0	0	0	414.00	SF	6.50	6.50	100	1954	1954	3	20	538	
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1980	1980	3	46.5	58	

LAND DESCRIPTION

TOTAL OB/XF 17,024

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0004	CG			32,200.00	SF		1.00	1.00	1.00	0.75	0.75	24,150							
2	000115	C	SFR ACRES	0	0004	OR			2.66	AC		1.00	1.00	1.00	30,000.00	30,000.00	79,800							

REVIEW DATE 10/02/2020 BY KK Total Acres: 3.40 Total Land Value: 103,950 Market: 0 Agricultural: 0 Common: 103,950 PRINTED 08/06/2024 BY SYS

IN OR 2495/1747
ESMT IN OR 2387-905
R673971

PATEL HARIKRUSHNA M/PATEL GHANSHYAM M
96515 CHESTER RD
YULEE, FL 32097

2024

12-4N-23-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

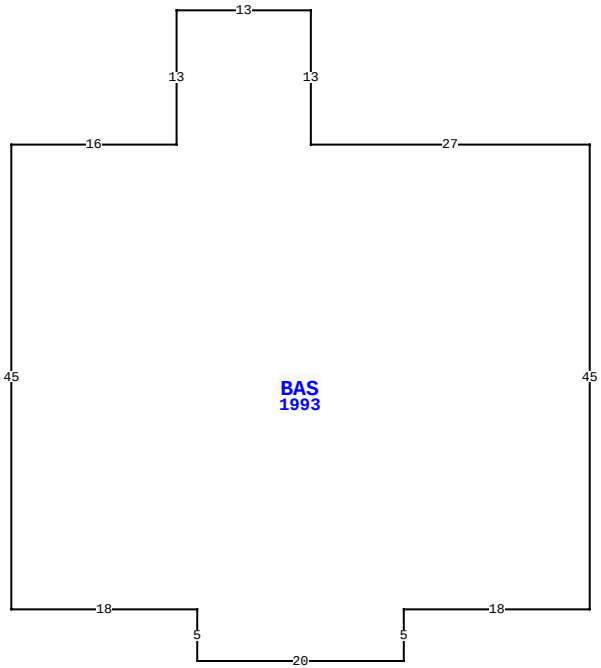
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,789	100	2,789	40,793
TOTALS	2,789		2,789	40,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2101	04	2,789	56.6093	97.51	271,955	1956	1956	0	0	5	80.00	15.00

3 RSTARANT 1 – 0% - 0 Heated Area: 2789 HX Base Yr



554984 US HWY 1, HILLIARD

BLD DATE	10/02/2020	KK	LGL DATE		
XF DATE	10/02/2020	KK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,901
TOTAL MARKET OB/XF VALUE	17,024
TOTAL LAND VALUE - MARKET	103,950
TOTAL MARKET VALUE	275,875
SOH/AGL Deduction	86,594
ASSESSED VALUE	189,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,281
TOTAL JUST VALUE	275,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2495/1747	8/30/2021	SW	U	I	40	300,000
GRANTOR: STRICKLAND ALVIN J &						
GRANTEE: PATEL HARIKRUSHNA M						
0692/1267	11/19/1993	WD	U	I	12	205,100
GRANTOR: WARD ANDREW & IRIS						
GRANTEE: STRICKLAND ALVIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N13 W13 S13 W16 S45 E18 S5 E20 N5 E18 N45 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/02/2020 BY KK Total Acres: 3.40 Total Land Value: 103,950 Market: 0 Agricultural: 0 Common: 103,950 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

12-4N-23-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

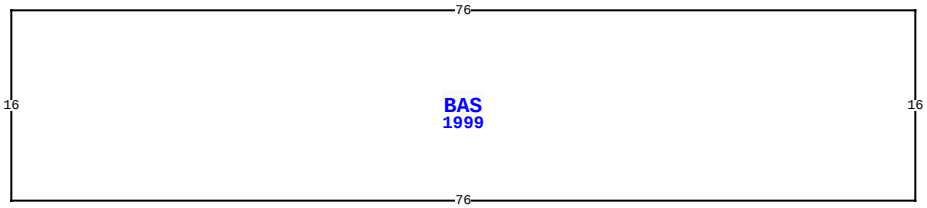
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	34,719
TOTALS	1,216		1,216	34,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	86.5200	64.89	78,906	1999	1999	0	0	0	56.00	44.00

4 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



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GRANTEE: PATEL HARIKRUSHNA M						
0692/1267	11/19/1993	WD	U	I	12	205,100
GRANTOR: WARD ANDREW & IRIS						
GRANTEE: STRICKLAND ALVIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E76 N16$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/02/2020 BY KK Total Acres: 3.40 Total Land Value: 103,950 Market: 0 Agricultural: 0 Common: 103,950 PRINTED 08/06/2024 BY SYS