BLK 1 PT LOTS 1,2 & 3 & PT OF
SEC'S 33,50,51-3N-27E IN
OR 2544/139

FLOOD FRANCIS D/FLOOD JOSEPH A EST
85979 N HARTS RD
YULEE, FL 32097

2024

33-3N-27-0000-0001-0000

BUILDING CHARACTERISTICS

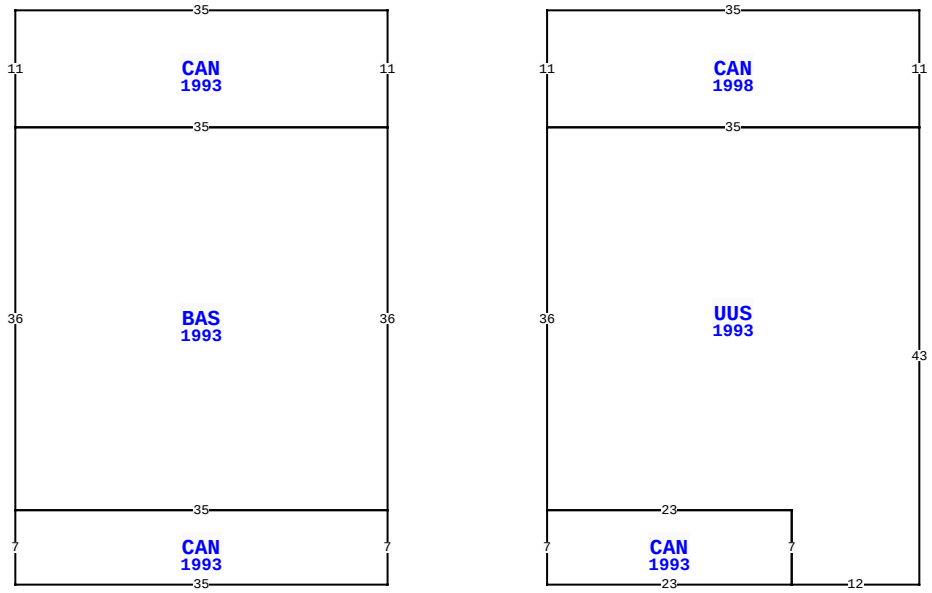
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
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	1,260	100	1,260	41,908
CAN	161	30	48	1,597
CAN	245	30	74	2,461
CAN	385	30	116	3,858
CAN	385	30	116	3,858
UUS	1,344	50	672	22,351
TOTALS	3,780		2,286	76,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,286	46.6830	66.52	152,065	1901	1901	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1260 HX Base Yr



463083 EAST SR 200, YULEE

BLD DATE	09/02/2020	KK	LGL DATE	
XF DATE	09/02/2020	KK	LAND DATE	04/03/2023 DCA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,650
TOTAL MARKET OB/XF VALUE	9,338
TOTAL LAND VALUE - MARKET	202,118
TOTAL MARKET VALUE	379,106
SOH/AGL Deduction	58,805
ASSESSED VALUE	320,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,301
TOTAL JUST VALUE	379,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07657	MH MOVE-ON	3,600	09/01/2000
B9805516	NEW CONSTR	22,500	10/01/1998
5299	REMODEL	2,500	11/14/1988
5298	DEMOLITION	0	11/14/1988
5372	CHNGE SRVC	0	09/19/1988
3206	N/A	3,300	02/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0139	3/03/2022	PR	U	I	11	100
GRANTOR: FLOOD FRANCIS AS PR O						
GRANTEE: FLOOD FRANCIS						
1911/1050	3/31/2014	QC	U	I	11	100
GRANTOR: FLOOD CLIFFORD JR						
GRANTEE: FLOOD FRANCIS D						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W35 S11 BAS=[YR=1993] S36 CAN=[YR=1993] S7 E35 N7 W35$ E35 N36 W35$ E35 N11$ PTR=E15 CAN=[YR=1998] E35 S11 UUS=[YR=1993] S43 W12 CAN=[YR=1993] W23 N7 E23 S7$ N7 W23 N36 E35$ W35 N11$ W15$.

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	0350	CARPORT WD	0	0	30	20	600.00	SF	13.00	13.00	100	1989	1989	3	20	1,560	
2	0810	CONCRETE A	0	0	0	0	372.00	SF	6.50	6.50	100	1993	1993	3	66	1,596	
3	0351	CARPORT MT	0	0	22	20	440.00	SF	10.00	10.00	100	1996	1996	3	20	880	
4	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1998	1998	3	20	180	
5	0422	CL FNC 4'	0	0	0	0	600.00	LF	15.00	15.00	100	1996	1996	3	39	3,510	
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1996	1996	3	39	273	
7	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	1998	1998	3	75	731	
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	45	405	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3	45	203	

LAND DESCRIPTION

TOTAL OB/XF 9,338

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	001200	C	STORE COMB	0	0004	CG	0.00	0.00	63,162.00	SF		1.00	1.00	0.80	4.00	3.20	202,118							

REVIEW DATE 09/02/2020 BY KK Total Acres: 0.00 Total Land Value: 202,118 Market: 0 Agricultural: 0 Common: 202,118 PRINTED 08/06/2024 BY SYS

BLK 1 PT LOTS 1,2 & 3 & PT OF
SEC'S 33,50,51-3N-27E IN
OR 2544/139

FLOOD FRANCIS D/FLOOD JOSEPH A EST
85979 N HARTS RD
YULEE, FL 32097

2024

33-3N-27-0000-0001-0000

BUILDING CHARACTERISTICS

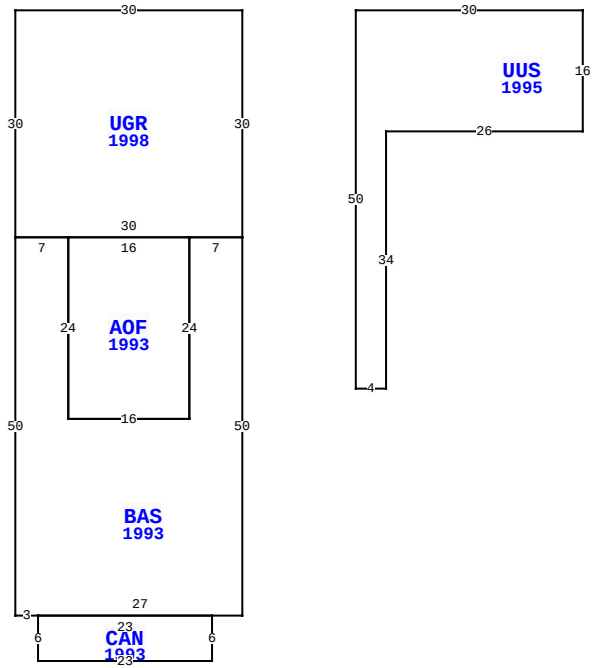
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	25	MOD METAL 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	01	MINIMUM 40
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
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
AOF	384	100	384	15,927
BAS	1,116	100	1,116	46,286
CAN	138	30	41	1,701
UGR	900	40	360	14,931
UUS	616	50	308	12,775
TOTALS	3,154		2,209	91,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,209	58.2120	82.95	183,237	1931	1942	0	0	0	50.00	50.00

2 RETAILSTOR – 0% - 0 Heated Area: 1500 HX Base Yr



463083 EAST SR 200, YULEE

BLD DATE	09/02/2020	KK	LGL DATE	
XF DATE	09/02/2020	KK	LAND DATE	04/03/2023 DCA
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: FLOOD FRANCIS AS PR O						
GRANTEE: FLOOD FRANCIS						
1911/1050	3/31/2014	QC	U	I	11	100
GRANTOR: FLOOD CLIFFORD JR						
GRANTEE: FLOOD FRANCIS D						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1998] W30 S30 BAS=[YR=1993] S50 E3 CAN=[YR=1993] S6 E23 N6 W23$ E27 N50 W7 AOF=[YR=1993] W16 S24 E16 N24$ S24 W16 N24 W7$ E30 N30$ PTR= E15 UUS=[YR=1995] E30 S16 W26 S34 W4 N50$ W15$.

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 09/02/2020 BY KK Total Acres: 0.00 Total Land Value: 202,118 Market: 0 Agricultural: 0 Common: 202,118 PRINTED 08/06/2024 BY SYS