

BUILDING 3
LOFTON PROFESSIONAL PLAZA CND0
OR 2013/1357

87010 PROFESSIONAL WAY LLC
2711 PEACHTREE SQUARE
ATLANTA, GA 30360

2024

37-2N-27-1271-0003-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100		01	27100		4,900			2002	2015	100	100	0			
Location	EXTERIOR	EXTERIOR 100		1 CONDO - 0% - 0										HX Base Yr			
Parking	OPEN	OPEN 100															
Quality 03 Quality Level 03																	
DOR CODE 0417 CONDO OFFICE																	
MAP NUM		MKT AREA		04													
NEIGHBORHOOD/LOC 4002.00																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS 4,900 4,900																	

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		978,185
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		978,185
SOH/AGL Deduction		0
ASSESSED VALUE		978,185
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		978,185
TOTAL JUST VALUE		978,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014700	BLD OUT	535,200	09/27/2022
21010417	REMODEL	25,000	08/09/2021
B1632324	REMODEL - BUILD O	33,861	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1637	2/15/2022	WD Q	Q	I	03	750,000

GRANTOR: LOFTON PROFESSIONAL P
GRANTEE: 87010 PROFESSIONAL W

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES														
BUILDING DIMENSIONS														

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
87010 PROFESSIONAL WAY, YULEE																
TOTAL OB/XF 0																

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