TRACT 17
IN OR 1383/1890
5TH AMENDMENT REC ESMT &

WACHOVIA BANK NATIONAL ASSOCIATION/
PO BOX 2609
CARLSBAD, CA 92018-2609

2024

37-2N-27-1950-0017-0000

BUILDING CHARACTERISTICS

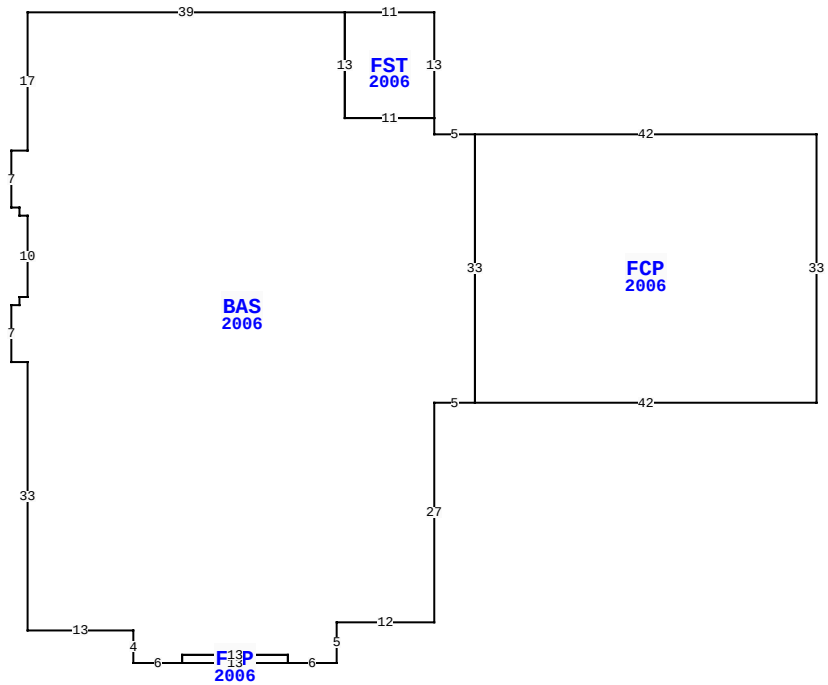
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,927	100	3,927	706,564
FCP	1,386	30	416	74,849
FOP	13	30	4	719
FST	143	50	72	12,954
TOTALS	5,469		4,419	795,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2302	04	4,419	107.0170	206.81	913,893	2006	2006	0	0	0	13.00	87.00

1 BRNCH BANK – 0% - 0 Heated Area: 3927 HX Base Yr



463743 SR 200, YULEE

BLD DATE	06/16/2021	KK	LGL DATE
XF DATE	06/16/2021	KK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	795,087
TOTAL MARKET OB/XF VALUE	69,528
TOTAL LAND VALUE - MARKET	879,912
TOTAL MARKET VALUE	1,744,527
SOH/AGL Deduction	465,482
ASSESSED VALUE	1,279,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,279,045
TOTAL JUST VALUE	1,744,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,764,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24317	REMODEL	46,703	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1890	1/24/2006	WD	Q	V		1,200,000
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: WACHOVIA BANK NATIO						
1362/1020	10/27/2005	QC	U	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KD NASSAU OUTPARCEL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2006] W42BAS=[YR=2006] W5N2 FST=[YR=2006]
N13W11S13E11$W11N13W39 S17W2S7E1S1E1S10W1S1W1S7E2S33
E13S4E6FOP=[YR=2006] E13N1W13S1$N1
E13S1E6N5E12N27E5N33$S33E42N33 $.

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	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	96	5,760	
2	0812	CONCRETE C	0	0	0	0	1,647.00	SF	4.00	4.00	100	2006	2006	3	87	5,732	
3	0803	ASPHALT C	0	0	0	0	22,051.00	SF	2.00	2.00	100	2006	2006	3	58	25,579	
4	0400	CONC CURB	0	0	0	0	1,150.00	LF	15.00	15.00	100	2006	2006	3	90	15,525	
5	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2006	2006	3	69	10,474	
6	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	1,500	
7	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	90	45	
8	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	100	2006	2006	3	100	1,400	
9	1123	CB 8"	0	0	41	0	246.00	SF	6.15	6.15	100	2006	2006	3	87	1,316	
10	1123	CB 8"	0	0	40	0	280.00	SF	6.15	6.15	100	2006	2006	3	87	1,498	

TOTAL OB/XF 68,829

LAND DESCRIPTION

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	002300	C	FINANCIAL	0	0004	IW	0.00	0.00	43,995.60	SF		1.00	1.00	1.00	20.00	20.00	879,912							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 879,912 Market: 0 Agricultural: 0 Common: 879,912 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0465	FNC GT 15'	0	0	12	0	1.00	UT	1,012.50	1,012.50	100	2006	2006	3	69	699	

LAND DESCRIPTION

TOTAL OB/XF 699

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

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 879,912 Market: 0 Agricultural: 0 Common: 879,912 PRINTED 08/06/2024 BY SYS