UNIT 2-B
IN OR 2249/1211
YULEE PROFESSIONAL PARK

YULEE ONE LAND TRUST/CAMCAM MANAGEMENT LLC TRUSTEE
96383 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

2024

38-2N-27-8605-0002-002B

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0419	CONDO MEDICAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,000		2,000	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0860500		2,000				2020	2020	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

463380 SR 200 B, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	331,280
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	331,280
SOH/AGL Deduction	0
ASSESSED VALUE	331,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,280
TOTAL JUST VALUE	331,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000446	REMODEL - BLD OUT	267,340	02/11/2019
18001889	NEW CONSTR	524,200	07/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1211	1/16/2019	SW	Q	I	01	320,000

GRANTOR: ABM DEVELOPERS LLC
GRANTEE: YULEE ONE LAND TRUS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS