

IN OR 457 PG 413
ESMT PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2024

42-2N-27-0000-0002-0250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,672	100	3,672	253,543
FOP	56	30	17	1,174
FOP	56	30	17	1,174
FOP	56	30	17	1,174
FOP	56	30	17	1,174
FOP	56	30	17	1,174
FOP	56	30	17	1,174
FOP	56	30	17	1,174
FOP	96	30	29	2,003
FOP	96	30	29	2,003
TOTALS	4,464		3,940	272,047

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	0	44,000.00	SF	2.00	2.00	100	1986
2	0812	CONCRETE C	0	0	0	0	4,000.00	SF	4.00	4.00	100	1986
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997
4	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	1997
5	0476	VF 6 SBPL	0	0	72	0	72.00	LF	32.00	32.00	100	2009
6	0422	CL FNC 4'	0	0	0	0	480.00	LF	15.00	15.00	100	1986

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000300	C	MULTI-FAM	0		RG-1	0.00	0.00	32.00	UT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	3,940	113.6090	96.57	380,486	1986	1986	0	0	28.50	71.50	
1 APARTMENT - 0% - 0												
Heated Area: 3672												
HX Base Yr												

** This building has 13 Sub-Areas

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023
INC DATE	07/22/2024	DC	AG DATE	
04/01/2023 DCA				

NASSAU COUNTY PROPERTY			
PAGE 1 of 7			4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,388,683	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,388,683	
SOH/AGL Deduction		1,530,336	
ASSESSED VALUE		858,347	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		858,347	
TOTAL JUST VALUE		2,388,683	
NCON VALUE		0	
INCOME VALUE		2,388,683	
PREVIOUS YEAR MKT VALUE		1,243,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615551	RRF-MULTI PRMTS/B	82,561	11/01/2016
960553	REPAIR/RRF	20,200	12/01/1996
3030-	N/A	545,530	10/11/1985

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0457/0413	6/01/1985	WD	Q	V	
24,722					
GRANTOR:					
GRANTEE:					

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=1993] W12 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 \$ S7 E8 N7 \$ S7 E8 N7 \$ S7 W24 N7 W24 FOP=[YR=1993] W8 FOP=[YR=1993] W8 FOP=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 \$ S7 E8 N7 \$ S7 E8 N7 \$ S7 W24 N7 W24 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 \$ S7 E8 N7 \$ S7 E8 N7 \$ S7 W24 N7 W24 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E12 N31 \$.												

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

42-2N-27-0000-0002-0250

[illegible]

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

42-2N-27-0000-0002-0250

[illegible]

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

42-2N-27-0000-0002-0250

[illegible]

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

42-2N-27-0000-0002-0250

[illegible]

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

42-2N-27-0000-0002-0250

[illegible]