

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2024

42-2N-27-0000-0002-0320



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	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	895	100	895	74,625
BAS	177	100	177	14,758
BAS	189	100	189	15,759
CAN	8	30	2	167
CAN	84	30	25	2,084
CAN	96	30	29	2,418
FST	136	50	68	5,670
FST	96	50	48	4,002
SFB	329	80	263	21,929

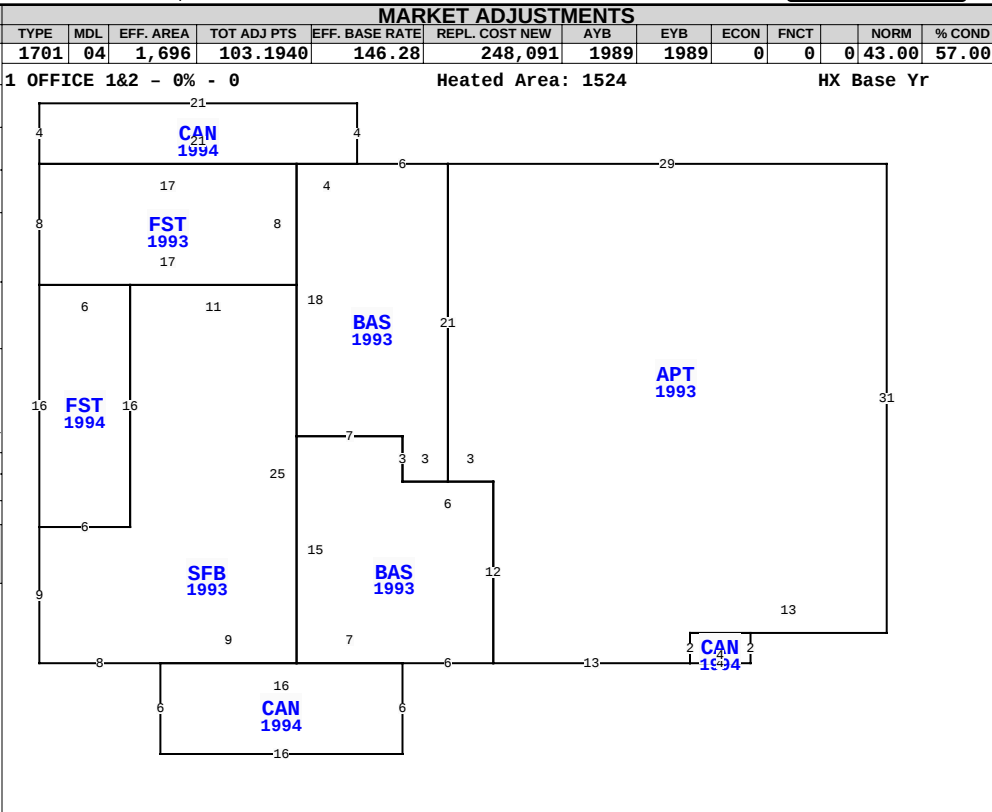
TOTALS	2,010		1,696	141,412
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EXTRA FEATURES

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
1	0812	CONCRETE C	0	0	0	0	53,688.00	SF	4.00	4.00	100	1989	1989	3	57	122,409	
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1989	1989	3	27	2,732	
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
4	0430	CL FNC 6B	0	0	0	0	1,720.00	LF	9.70	9.70	100	1989	1989	3	26	4,338	
5	0680	POLE SHED	0	0	11	23	253.00	SF	10.00	10.00	100	1989	1989	3	20	506	
6	0400	CONC CURB	0	0	0	0	1,986.00	LF	15.00	15.00	100	1989	1989	3	66	19,661	
7	0446	BOX FNC 6'	0	0	0	0	122.00	LF	20.00	20.00	100	1989	1989	3	20	488	
8	0421	CL FNC 3'	0	0	0	0	104.00	LF	4.00	4.00	100	1992	1992	3	29	121	
9	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1989	1989	3	100	600	
10	0446	BOX FNC 6'	0	0	0	0	17.00	LF	20.00	20.00	100	1989	1989	3	20	68	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0	0004	RG-2	0.00	0.00	47.00	UT		1.00	1.00	0.60	15,000.00	9,000.00	423,000							



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

850746 US HWY 17, YULEE

TOTAL OB/XF																	150,963
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
1	0812	CONCRETE C	0	0	0	0	53,688.00	SF	4.00	4.00	100	1989	1989	3	57	122,409	
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 9	4
VALUATION BY	DIRECT_CAP		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	1,338,588		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,593,557		
SOH/AGL Deduction	1,025,343		
ASSESSED VALUE	568,214		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	568,214		
TOTAL JUST VALUE	1,593,557		
NCON VALUE	0		
INCOME VALUE	1,593,557		
PREVIOUS YEAR MKT VALUE	1,165,388		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010932	ROOF	27,753	07/18/2022
973897	REMODEL	3,000	04/01/1997
7891	REPAIR/RRF	25,000	03/05/1992
5461	NEW CONSTR	1,218,000	01/23/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0551/0092	8/26/1988	WD	Q	V	
GRANTOR: BLACKMON HARRY					SALE PRICE
GRANTEE: GREEN ACRES OF YULEE					90,000

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W29 BAS=[YR=1993] W6 CAN=[YR=1994] N4 W21 S4
FST=[YR=1993] S8 FST=[YR=1994] S16 SFB=[YR=1993] S9 E8
CAN=[YR=1994] S6 E16 N6 BAS=[YR=1993] E6 N12 W6 N3 W7 S15
E7\$ W16\$ E9 N25 W11 S16 W6\$ E6 N16 W6\$ E17 N8 W17\$ E21\$ W4
S18 E7 S3 E3 N21\$ S21 E3 S12 E13 CAN=[YR=1994] E4 N2 W4 S2\$
N2 E13 N31\$.

[illegible]

[illegible]

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