

IN OR 2678/843
TROPIC MOTEL
ESMT OR 1740/769

ALIM GEORGE
850427 US HWY 17
YULEE, FL 32097

2024

42-2N-27-0000-0064-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	01 FLAT 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	04 ASPH TILE 70
Interior Floo	15 CARPET 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	01 TYP WD 100
Story Height	10 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	1200STORE/OFFICE/RESID
MAP NUM	MKT AREA 04

NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,126	100	6,126	568,694
CAN	325	30	98	9,098
CAN	325	30	98	9,098
FST	240	50	120	11,140
SPA	640	85	544	50,501
UOP	216	20	43	3,992

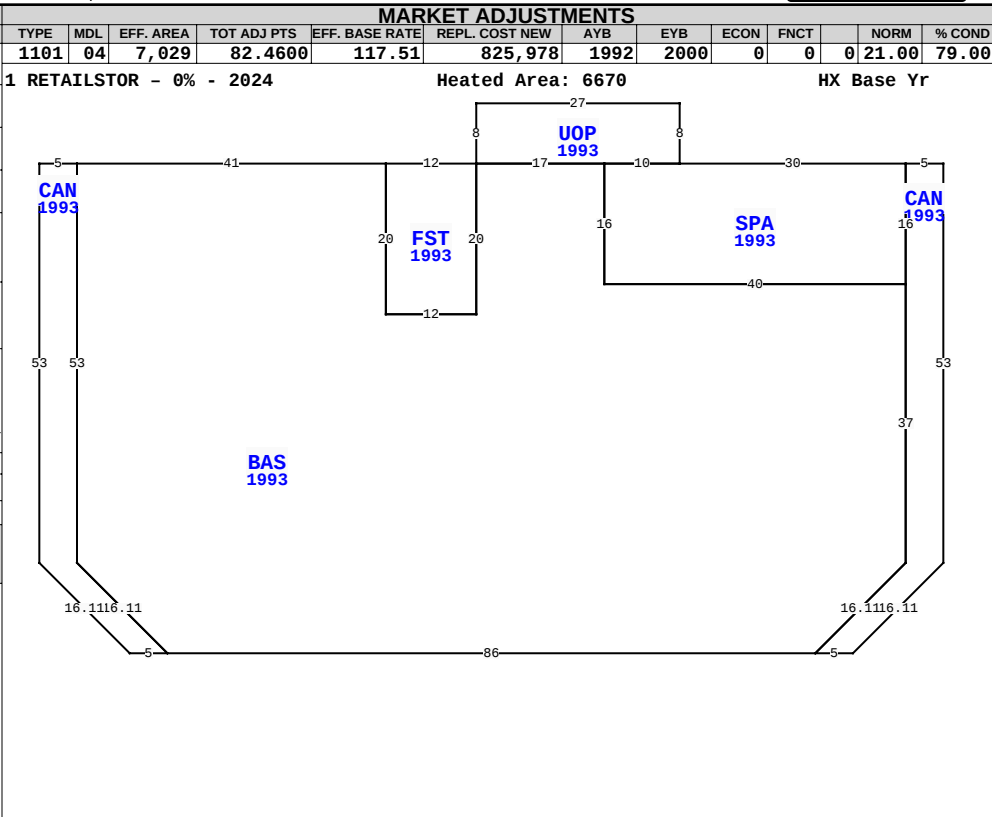
TOTALS 7,872 7,029 652,523

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	0803	ASPHALT C	0	0	0	0	3,540.00	SF	2.00	2.00	100	1985	1985	3	50	3,540	
2	0812	CONCRETE C	0	0	0	0	12,124.00	SF	4.00	4.00	20	1992	1992	3	44	21,338	
3	0382	CHILLER	0	0	6	8	48.00	SF	92.50	92.50	100	1992	1992	3	20	888	
4	0383	FREEZER	0	0	8	20	160.00	SF	105.00	105.00	100	1992	1992	3	20	3,360	
5	0382	CHILLER	0	0	0	0	320.00	SF	92.50	92.50	100	1992	1992	3	20	5,920	
6	0383	FREEZER	0	0	8	15	120.00	SF	105.00	105.00	100	1992	1992	3	20	2,520	
7	0400	CONC CURB	0	0	0	0	292.00	LF	15.00	15.00	100	1992	1992	3	72	3,154	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1993	1993	3	32	810	
9	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1992	1992	3	30	150	
10	0400	CONC CURB	0	0	0	0	201.00	LF	15.00	15.00	100	1956	1956	3	20	603	

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	001200	C	STORE COMB	0		CI	0.00	0.00	86,163.00	SF		1.00	1.00	1.00	3.00	3.00	258,489							



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

850427 US HWY 17, YULEE

TOTAL OB/XF 42,283																
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NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		997,864
TOTAL MARKET OB/XF VALUE		58,645
TOTAL LAND VALUE - MARKET		258,489
TOTAL MARKET VALUE		1,314,998
SOH/AGL Deduction		0
ASSESSED VALUE		1,314,998
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,314,998
TOTAL JUST VALUE		1,314,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		909,725

PRCL:0:2: WOOD FENCE NO VALUE

PRCL:0:1: 2 OLD SEC LITES NO VALUE

BLDG:11:1: TROPIC MOTEL @ 850427 US HWY 17

BLDG:1:2: HEDGES MEAT MARKET @ 850429 US HWY 17

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21444	REMODEL	4,000	05/01/2008
B940877	H/AC	1,500	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/843	11/01/2023	TD	U	I	40	1,750,000

GRANTOR: BRAZELL LINDA J REVOC

GRANTEE: ALIM GEORGE

2117/0336 4/27/2017 QC U I 11 100

GRANTOR: LMB ENTERPRISES OF NAS

GRANTEE: LINDA J BRAZELL TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-74,20] N20 W41 S53 D12R12 E86 U12R12 N37 W40 N16 W17 S20 W12 \$
SPA=[YR=1993;ORIG=-5,0] W30 W10 S16 E40 N16 \$
CAN=[YR=1993;ORIG=-103,65] U12L12 N53 W5 S53 D12R12 E5 \$
CAN=[YR=1993;ORIG=-12,65] U12R12 N53 W5 S16 S37 D12L12 E5 \$
FST=[YR=1993;ORIG=-62,0] W12 S20 E12 N20 \$
UOP=[YR=1993;ORIG=-35,0] N8 W27 S8 E17 E10 \$

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