IN OR 2459/1947
PARS 98-1 & 98-2
FPL ESMT IN OR 312/298

HOIST HOLDINGS LLC
861889 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

42-2N-27-0000-0098-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

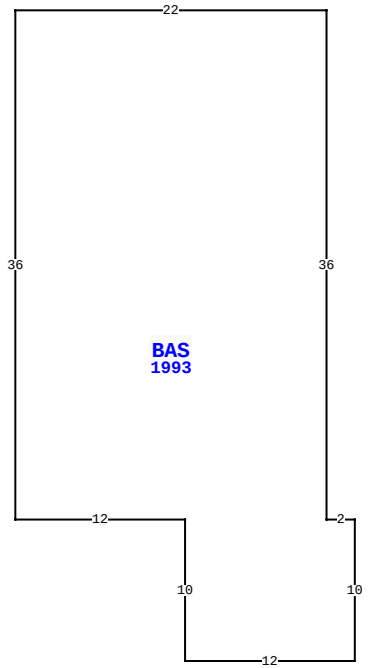
DOR CODE 1700 OFFICE BUILDINGS
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	13,822
TOTALS	912		912	13,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1701	01	912	106.9200	151.56	138,223	1935	1945	0	0	10	80.00	10.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 912 HX Base Yr



850363 US HWY 17, YULEE

BLD DATE	04/27/2020	KKX	LGL DATE	
XF DATE	04/27/2020	KKX	LAND DATE	04/27/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,822
TOTAL MARKET OB/XF VALUE	3,768
TOTAL LAND VALUE - MARKET	276,387
TOTAL MARKET VALUE	293,977
SOH/AGL Deduction	56,105
ASSESSED VALUE	237,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,872
TOTAL JUST VALUE	293,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2459/1947	5/07/2021	WD	U	I	37	197,200
GRANTOR: TEAL BETTY D						
GRANTEE: HOIST HOLDINGS LLC						
1825/1888	11/21/2012	QC	U	I	11	100
GRANTOR: TEAL BETTY D						
GRANTEE: TEAL BETTY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S36 E12 S10 E12 N10 W2 N36$.

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	0430	CL FNC 6B	0	0	0	0	552.00	LF	9.70	9.70	100	1994	1994	3	32	1,713	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	1994	1994	3	32	280	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	1994	1994	3	36	911	

LAND DESCRIPTION

TOTAL OB/XF 3,768

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	001700	C	1STORY OFF	0	0004	CG	235.00	375.00	92,129.00	SF		1.00	1.00	1.00	3.00	3.00	276,387							

REVIEW DATE 04/27/2020 BY KKX Total Acres: 0.00 Total Land Value: 276,387 Market: 0 Agricultural: 0 Common: 276,387 PRINTED 08/06/2024 BY SYS