

BLOCK 2 TRACT B
IN OR 2267/1905
TRINITY CIRCLE SUB PB 3/34

COR LEONIS LLC
863688 SR 200 1-529
YULEE, FL 32097

2024

42-2N-27-4380-0002-000B



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	05 ASPH TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	7 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

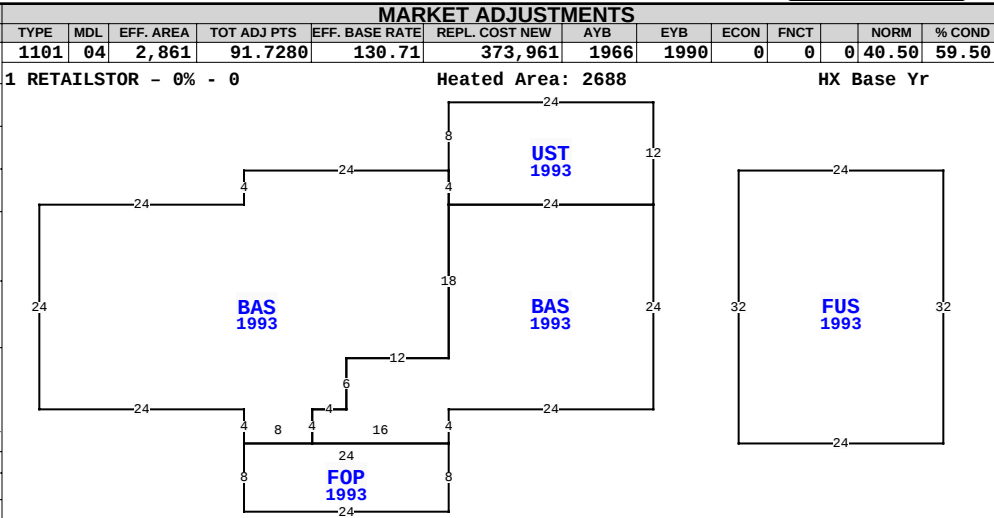
Quality	03 Quality Level 03		
DOR CODE	1100 STORES, 1 STORY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	712	100	712	55,374
BAS	1,208	100	1,208	93,949
FOP	192	30	58	4,511
FUS	768	100	768	59,729
UST	288	40	115	8,944

TOTALS	3,168	2,861	222,507
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	3,792.00	SF	2.00	2.00	
2	0810	CONCRETE A	0	0	13	24	312.00	SF	6.50	6.50	
4	0351	CARPORT MT	0	0	18	12	216.00	SF	10.00	10.00	
5	0351	CARPORT MT	0	0	18	19	342.00	SF	10.00	10.00	
6	0443	STK FNC 6'	0	0	0	0	192.00	LF	10.00	10.00	
7	0940	SHEDS/PORT	0	0	18	8	144.00	SF	30.00	30.00	
8	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	
9	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	
10	0351	CARPORT MT	0	0	18	12	216.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0004	CG	154.00	200.00	30,798.00	SF	1.00



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

TOTAL OB/XF											
9,564											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	222,507		
TOTAL MARKET OB/XF VALUE	9,564		
TOTAL LAND VALUE - MARKET	92,394		
TOTAL MARKET VALUE	324,465		
SOH/AGL Deduction	91,649		
ASSESSED VALUE	232,816		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	232,816		
TOTAL JUST VALUE	324,465		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	295,232		

BLDG:1:2: JUNK IN THE TRUNK - SALVAGE SISTERS-ZERO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015367	REMODEL	13,500	09/01/2001
B9905701	REMODEL	150	01/01/1999
5678	REMODEL	1,079	01/30/1989
3377	REMODEL	0	01/30/1989
5415	REMODEL	4,800	01/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2267/1905	4/12/2019	WD U	I	I	11	100
GRANTOR: MARGARET INC						
GRANTEE: COR LEONIS LLC						
2262/1087	3/20/2019	WD U	I	I	11	100
GRANTOR: MARGARET INC						
GRANTEE: COR LEONIS LLC						

BUILDING NOTES											
BAS=[YR=1993;ORIG=-24,8] W24 S4 W24 S24 E24 S4 E8 N4 E4 N6 E12 N18 N4 \$											
FUS=[YR=1993;ORIG=10,8] E24 S32 W24 N32 \$											
BAS=[YR=1993;ORIG=-24,40] N4 E24 N24 W24 S18 W12 S6 W4 S4 E16 \$											
UST=[YR=1993;ORIG=0,0] W24 S8 S4 E24 N12 \$											
FOP=[YR=1993;ORIG=-48,40] S8 E24 N8 W24 \$											
PTR=[ORIG=0,0] E15 W15 \$											
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