

LOT 1
IN OR 1654/325
US 17 COMMERCIAL PARK PB 6/259

PATTERSON BOBBY G JR
85161-1 COMMERCIAL PARK ROAD
YULEE, FL 32097

2024

42-2N-27-438U-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 154,578 TOTAL MARKET VALUE 154,578 SOH/AGL Deduction 21,094 ASSESSED VALUE 133,484 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 133,484 TOTAL JUST VALUE 154,578 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 132,381																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1654/0325</td> <td>12/16/2009</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>150,000</td> </tr> </tbody> </table> GRANTOR: D F MILLER PARTNERHIP GRANTEE: PATTERSON BOBBY G J 1108/1799 1/22/2003 WD Q V 150,000 GRANTOR: HOLLAND LAWRENCE & DO GRANTEE: D F MILLER PARTNERH										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1654/0325	12/16/2009	WD	Q	V	01	150,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1654/0325	12/16/2009	WD	Q	V	01	150,000																																					
TOTALS EXTRA FEATURES COMMERCIAL PARK DR, YULEE										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		05/06/2024 DC																													
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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
LAND DESCRIPTION										TOTAL OB/XF 0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	001000	C	COMMERCIAL	0		CI	0.00	0.00	44,165.00	SF		1.00	1.00	1.00	3.50	3.50	154,578																										
REVIEW DATE 02/09/2022 BY KK Total Acres: 1.01 Total Land Value: 154,578 Market: 0 Agricultural: 0 Common: 154,578 PRINTED 08/06/2024 BY SYS																																											