

LOT 6
ESMT OR 1201/1143
US 17 COMMERCIAL PARK PB 6/259

AT LEVEL UP LLC
85732 CLYDE HIGGINBOTHAM ROAD
YULEE, FL 32097

2024

42-2N-27-438U-0006-0000



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 114,788 TOTAL MARKET VALUE 114,788 SOH/AGL Deduction 0 ASSESSED VALUE 114,788 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 114,788 TOTAL JUST VALUE 114,788 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,657									
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		4081.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										COMMERCIAL PARK DR, YULEE																					
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																
																BLD DATE				LGL DATE				05/06/2024				DC			
																XF DATE				LAND DATE											
																INC DATE				AG DATE											
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	DPTH 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	45,015.00	SF		1.00	1.00	0.85	3.00	2.55	114,788														
REVIEW DATE 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 114,788 Market: 0 Agricultural: 0 Common: 114,788 PRINTED 08/06/2024 BY SYS																															