

S150 FT OF W300 FT OF LOT 1  
OF YULEE FARMS UNIT 4 PBK 3/32  
& N1/2 LOT 9 OF SUB OF

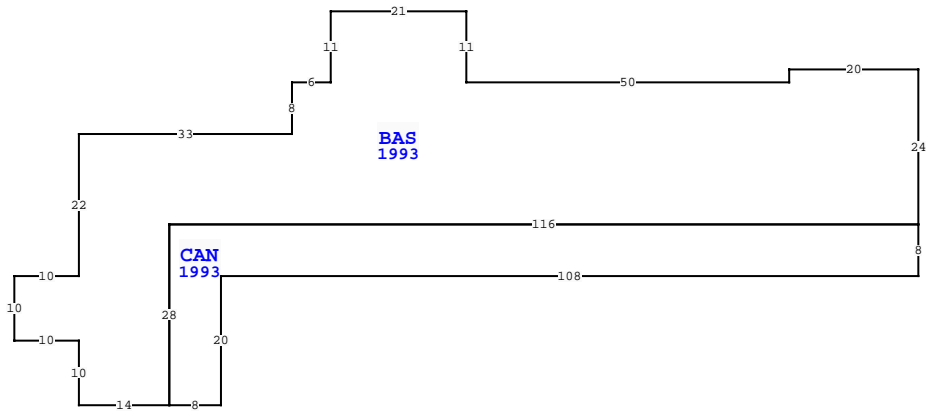
SET FREE NASSAU INC/  
P O BOX 516  
YULEE, FL 32041

**2024**

42-2N-27-4600-0001-0020

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 70
Roof Cover	02 ROLL COMP 30
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 70
Interior Floor	07 CORK/VTILE 30
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Fixtures	35 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	11 100
Units	11 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	7100 CHURCHES
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3901	07	3,685	101.9597	92.27	340,015	1952	1952	0	0	80.00	20.00	
1 MOTEL - 0% - 0												
Heated Area: 3359 HX Base Yr												



NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,359	100	3,359	61,987
CAN	1,088	30	326	6,016
<b>TOTALS</b>	<b>4,447</b>		<b>3,685</b>	<b>68,003</b>

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	9,170.00	SF	2.00	2.00	100	1990	1990	3	50	9,170	
2	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	1993	1993	3	74	296	
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1990	1990	3	28	871	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	40	768	
5	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1990	1990	3	59.5	139	
6	1123	CB 8"	0	0	50	2	100.00	SF	6.15	6.15	100	1970	1970	3	21	129	
7	0648	LIGHTS-AV	0	0	0	0	3.00	UT	140.00	140.00	100	2000	2000	3	20	84	
8	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2012	2012	3	55	264	
9	0443	STK FNC 6'	0	0	0	0	7.00	LF	10.00	10.00	100	2005	2005	3	24	17	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	

TOTAL OB/XF												
11,936												
850482 US HWY 17, YULEE												
BLD DATE	02/04/2020	KK	LGL DATE									
XF DATE	02/04/2020	KK	LAND DATE	02/04/2020								
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	113,299	
TOTAL MARKET OB/XF VALUE	43,414	
TOTAL LAND VALUE - MARKET	201,240	
TOTAL MARKET VALUE	357,953	
SOH/AGL Deduction	80,376	
ASSESSED VALUE	277,577	
TOTAL EXEMPTION VALUE	02	277,577
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	357,953	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	361,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003112	XFOB - SHED	27,532	06/26/2018
5768	REMODEL	3,300	05/30/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1911/0580	3/31/2014	WD	U	I	37	50,000
GRANTOR: ROUTE 17S LLC						
GRANTEE: SET FREE NASSAU INC						
1770/1688	12/01/2011	WD	U	I	11	100
GRANTOR: WEATHERS J MICHAEL LI						
GRANTEE: ROUTE 17S LLC						

BUILDING NOTES												
BAS=[YR=1993] W20 S2 W50 N11 W21 S11 W6 S8 W33 S22 W10 S10 E10 S10 E14 CAN=[YR=1993] E8 N20 E108 N8 W116 S28\$ N28 E116 N24\$.												

BUILDING DIMENSIONS												
BAS=[YR=1993] W20 S2 W50 N11 W21 S11 W6 S8 W33 S22 W10 S10 E10 S10 E14 CAN=[YR=1993] E8 N20 E108 N8 W116 S28\$ N28 E116 N24\$.												

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	007100	C	CHURCH	0	0004	CG	0.00	0.00	67,080.00	SF		1.00	1.00	1.00	3.00	3.00	201,240							

S150 FT OF W300 FT OF LOT 1  
OF YULEE FARMS UNIT 4 PBK 3/32  
& N1/2 LOT 9 OF SUB OF

SET FREE NASSAU INC/  
P O BOX 516  
YULEE, FL 32041

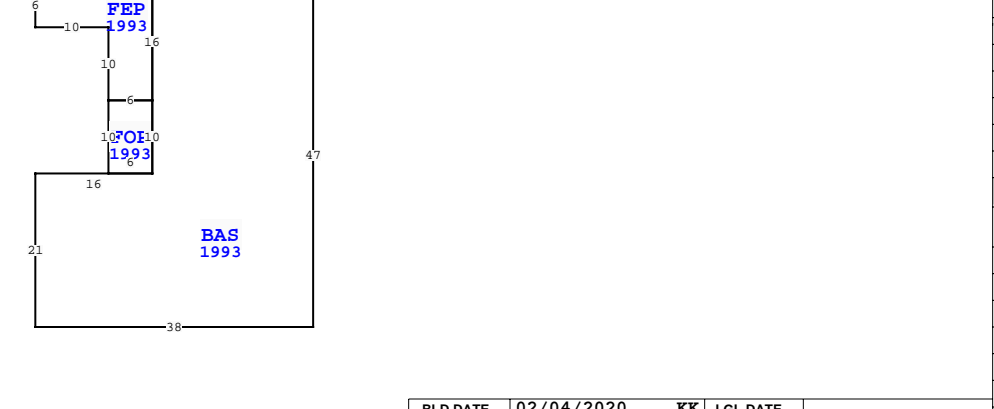
2024

42-2N-27-4600-0001-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	8 100
Units	1 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3901	07	2,338	107.0370	96.87	226,482	1952	1952	0	0	0	80.00	20.00



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			113,299
TOTAL MARKET OB/XF VALUE			43,414
TOTAL LAND VALUE - MARKET			201,240
TOTAL MARKET VALUE			357,953
SOH/AGL Deduction			80,376
ASSESSED VALUE			277,577
TOTAL EXEMPTION VALUE	02		277,577
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			357,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,490

Quality	03	Quality Level 03		
DOR CODE	7100	CHURCHES		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4051.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	798	100	798	15,460
BAS	1,370	100	1,370	26,542
FEP	156	70	109	2,112
FOP	60	20	12	232
PTO	24	5	1	19
UOP	240	20	48	930
TOTALS	2,648		2,338	45,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1911/0580	3/31/2014	WD	U	I	37	50,000
GRANTOR: ROUTE 17S LLC						
GRANTEE: SET FREE NASSAU INC						
1770/1688	12/01/2011	WD	U	I	11	100
GRANTOR: WEATHERS J MICHAEL LI						
GRANTEE: ROUTE 17S LLC						

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
11	0802	ASPHALT B	0	0	38	20	760.00	SF	2.40	2.40	100	1990	1990	3	50	912	
12	0810	CONCRETE A	0	0	0	0	162.00	SF	6.50	6.50	100	2000	2000	3	79	832	
13	1242	WD DECK A	0	0	0	0	40.00	SF	10.00	10.00	100	2000	2000	3	20	80	
14	0421	CL FNC 3'	0	0	0	0	407.00	LF	4.00	4.00	100	1990	1990	3	27	440	
15	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	27	81	
16	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1999	1999	3	20	1,728	
17	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3	84	84	
18	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	52	1,617	
19	0510	GARAGE WD-	0	0	32	18	576.00	SF	35.00	35.00	100	2019	2019	3	90	18,144	
20	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	30.00	100	2015	2015	3	70	7,560	

BUILDING NOTES									
BLD DATE 02/04/2020 KK LGL DATE 02/04/2020 KK									
XF DATE 02/04/2020 KK LAND DATE 02/04/2020 KK									
INC DATE AG DATE									

BUILDING DIMENSIONS									
UOP=[YR=2008] W12PTO=[YR=2008] N6W4S6E4SW4									
S15E15APT=[YR=2008] W38S21E38 BAS=[YR=1993] W22FEP=[YR=1993]									
W16S6E10S10 E6N16S16FOP=[YR=1993] W6S10E6N10S									
S10W16S21E38N47S21E1N15S.									

LAND DESCRIPTION																	TOTAL OB/XF							
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