TRACT 4
YULEE SOUTH PB 5/224

E THREE TWENTY-TWENTY-ONE LLC
1840 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4607-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 84
Interior Wall	05	DRYWALL 16
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 84
Ceiling	02	F.NOT SUS 16
Air Condition	01	NONE 84
Air Condition	03	CENTRAL 16
Heating Type	01	NONE 84
Heating Type	04	AIR DUCTED 16
Fixtures		8 100
Frame	05	STEEL 100
Story Height		35 100
RMS		6 100
Occupancy	OO	OWNER OCC 100
Quality	05	Quality Level 05

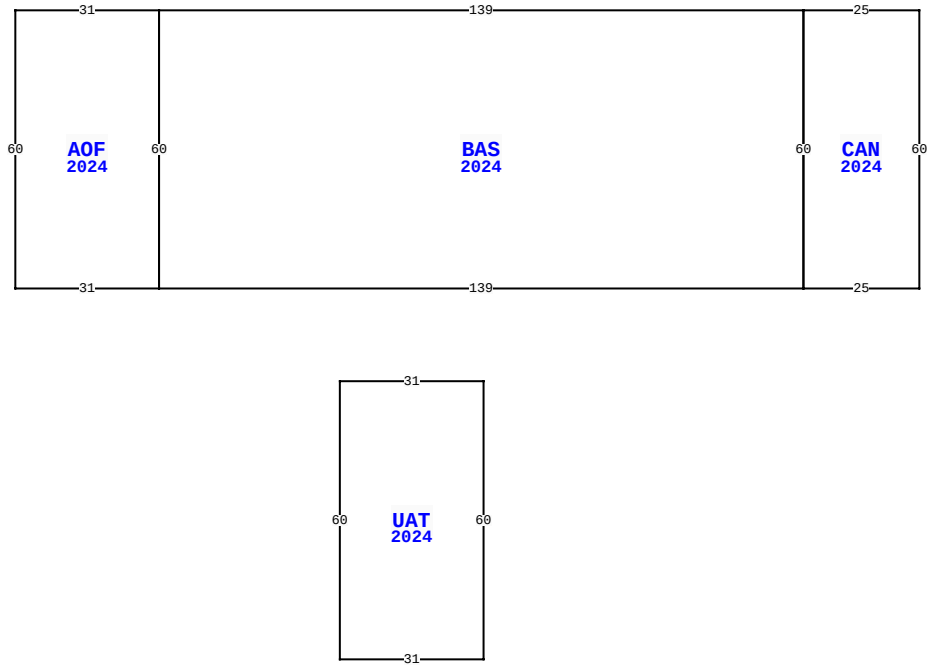
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,860	185	3,441	273,456
BAS	8,340	100	8,340	662,780
CAN	1,500	30	450	35,762
UAT	1,860	10	186	14,781
TOTALS	13,560		12,417	986,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	12,417	173.6956	79.47	986,779	2023	2023	0	0	0	0.00	100.00

1 STOR WAREH – 0% - 2024 Heated Area: 10386 HX Base Yr



850716 US HWY 17, YULEE

BLD DATE	06/11/2024	REA	LGL DATE
XF DATE			LAND DATE 04/01/2023 DCA
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	986,779
TOTAL MARKET OB/XF VALUE	47,592
TOTAL LAND VALUE - MARKET	330,359
TOTAL MARKET VALUE	1,364,730
SOH/AGL Deduction	0
ASSESSED VALUE	1,364,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,364,730
TOTAL JUST VALUE	1,364,730
NCON VALUE	1,034,371
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,359

PRMT:1:2: "NETTING PROFESSIONALS"

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006251	NEW CONSTR	1,395,720	04/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/1514	12/08/2020	WD	Q	V	01	250,000
GRANTOR: VONNOH JOHN W SR & DO						
GRANTEE: E THREE TWENTY-TWEN						
0557/0002	11/15/1988	WD	Q	V		42,500
GRANTOR: BLACKMON HARRY L						
GRANTEE: VONNOH & FERREIRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=51,0] E139 S60 W139 N60 $
AOF=[YR=2024;ORIG=20,0] E31 S60 W31 N60 $
CAN=[YR=2024;ORIG=190,0] E25 S60 W25 N60 $
UAT=[YR=2024;ORIG=90,80] E31 S60 W31 N60 $
.

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	0803	ASPHALT C	1	0	0	0	13,939.00	SF	2.00	2.00	100	2024	2023		100	27,878	
2	0812	CONCRETE C	1	0	0	0	1,742.00	SF	4.00	4.00	100	2024	2023		100	6,968	
3	0400	CONC CURB	1	0	0	0	636.00	LF	15.00	15.00	100	2024	2023		100	9,540	
4	0425	CL FNC 8'	1	0	0	0	132.00	LF	10.65	10.65	100	2024	2023		100	1,406	
5	0463	FENCE GATE	1	0	0	0	4.00	UT	300.00	300.00	100	2024	2023		100	1,200	
6	0466	FNC GT 20'	1	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 47,592

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	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	109,746.00	SF		1.00	1.00	1.00	3.00	3.00	329,238							
2	009605	C	WETLANDS	0	0004	CI	0.00	0.00	1.12	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,121							

REVIEW DATE 06/28/2023 BY HS Total Acres: 1.12 Total Land Value: 330,359 Market: 0 Agricultural: 0 Common: 330,359 PRINTED 08/06/2024 BY SYS