

TRACT 8
IN OR 950/1528
YULEE SOUTH PB 5/224

NORCO ENTERPRISES INC/
850694 US HIGHWAY 17
YULEE, FL 32097

2024

42-2N-27-4607-0008-0000



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	PAGE 1 of 2 4																				
Exterior Wall	25	MOD METAL 100	2501	04	4,520	62.9850	54.01	244,125	1990	1990	0	0	0	40.50	59.50	VALUATION SUMMARY																			
Roof Structur	10	STEEL FRME 100	1 SERV SHOP - 0% - 0													Heated Area: 4520 HX Base Yr																			
Roof Cover	12	MODULAR MT 100	30403040 BAS2008 30403040 UAT2008 684068 BAS1993 124012 AOF1993													VALUATION BY										STANDARD									
Interior Wall	07	NONE 100														Tax Group: 4										Tax Dist:									
Interior Floo	03	CONC FINSH 100														BUILDING MARKET VALUE										899,875									
Ceiling	04	NONE 100														TOTAL MARKET OB/XF VALUE										38,887									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										300,277									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										1,239,039									
Fixtures	5	100														SOH/AGL Deduction										518,759									
Frame	05	STEEL 100														ASSESSED VALUE										720,280									
Story Height	10	100														TOTAL EXEMPTION VALUE										0									
RMS	4	100														BASE TAXABLE VALUE										720,280									
Stories	1.	1. 100	TOTAL JUST VALUE										1,239,039																						
Units	0	100	NCON VALUE										0																						
Occupancy	00	OWNER OCC 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										1,263,779												
Quality			03	Quality Level 03																															
DOR CODE			1720 MEDICAL OFFICE																																
MAP NUM			MKT AREA												04																				
NEIGHBORHOOD/LOC			4051.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
AOF	480	100	480	15,425																															
BAS	2,720	100	2,720	87,410																															
BAS	1,200	100	1,200	38,563																															
UAT	1,200	10	120	3,856																															
TOTALS			5,600	4,520	145,254																														
EXTRA FEATURES			850694 US HWY 17, 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																			
1	0803	ASPHALT C	0	0	0	0			4,872.00	SF	2.00				4,872																				
2	0430	CL FNC 6B	0	0	0	0			136.00	LF	9.70				475																				
3	0424	CL FNC 6'	0	0	0	0			656.00	LF	20.00				4,723																				
4	0463	FENCE GATE	0	0	0	0			1.00	UT	300.00				108																				
5	0466	FNC GT 20'	0	0	0	0			1.00	UT	750.00				270																				
6	0803	ASPHALT C	0	0	0	0			8,254.00	SF	2.00				8,254																				
7	0812	CONCRETE C	0	0	0	0			860.00	SF	4.00				2,821																				
8	0402	CONC BUMPE	0	0	0	0			27.00	UT	25.00				581																				
9	0476	VF 6 SBPL	0	0	0	0			8.00	LF	32.00				148																				
10	0463	FENCE GATE	0	0	0	0			2.00	UT	300.00				348																				
LAND DESCRIPTION																	TOTAL OB/XF 22,600																		
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	001901	C	MEDICAL OF	0	0004	CI	0.00	0.00	133,290.00	SF		1.00	1.00	0.75	3.00	2.25	299,902																		
2	009630	C	SWAMP	0		CI	0.00	0.00	0.75	AC		1.00	1.00	1.00	500.00	500.00	375																		
REVIEW DATE 07/01/2021 BY KK Total Acres: 0.75 Total Land Value: 300,277 Market: 0 Agricultural: 0 Common: 300,277 PRINTED 08/06/2024 BY SYS																																			

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