N1/2 OF LOT 87 & ALL LOT 88 &
PT OF LOT 89
IN OR 1954/337

YULEE 17 LLC
4196 HERSCHEL ST SUITE 3
JACKSONVILLE, FL 32210

2024

50-3N-27-4720-0087-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	145,899
TOTAL MARKET VALUE	145,899
SOH/AGL Deduction	28,207
ASSESSED VALUE	117,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,692
TOTAL JUST VALUE	145,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,899

ALSO OWNS ADJCNT PRCL : 0086-0000 @ 851042 US HWY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0337	12/22/2014	WD	U	I	40	1,500,000
GRANTOR: PRICE JAMES W & SHARO						
GRANTEE: YULEE 17 LLC						
0789/1315	4/08/1997	WD	U	V	19	50,000
GRANTOR: BAPTIST MISSIONS OF N						
GRANTEE: PRICE JAMES & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		CG	150.00	324.00	48,633.00	SF		1.00	1.00	1.00	3.00	3.00	145,899							

REVIEW DATE 04/12/2024 BY KWA Total Acres: 0.00 Total Land Value: 145,899 Market: 0 Agricultural: 0 Common: 145,899 PRINTED 08/06/2024 BY SYS