

PT SEC 51-3N-27E OR 1947/1001
ESMT OR 1373/1659
ESMT OR 1549/783

COASTLINE DRIVE LLC
86104 COASTLINE DRIVE
YULEE, FL 32097

2024

51-3N-27-0000-0001-0330



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	23 100
Frame	05 STEEL 100
Story Height	24 100
RMS	19 100
Stories	2. 2. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	04	Quality Level 04	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,880	100	8,880	861,274
CAN	225	30	68	6,595
CAN	720	30	216	20,950
CAN	1,900	30	570	55,284
FUS	160	100	160	15,518
GOF	2,710	210	5,691	551,972
GOF	3,120	210	6,552	635,480
UOP	105	30	32	3,104
UST	64	50	32	3,104
TOTALS	17,884		22,201	2,153,282

EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0803	ASPHALT C	0	0	0	0		1
2	0400	CONC CURB	0	0	0	0		
3	0402	CONC BUMPE	0	0	0	0		
4	0430	CL FNC 6B	0	0	0	0		
5	4950	BOLLARD	0	0	0	0		
6	0978	SECURTY LT	0	0	0	0		
7	0467	FNC GT 25'	0	0	0	0		
8	0819	CONC 12"	0	0	0	0		
9	0963	FIRE HYDR	0	0	0	0		
10	0966	FIRE SPRNK	0	0	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	002500	C	SRVC SHOPS	0	
2	009602	C	RETENTION PO	0	
3	009630	C	SWAMP	0	
TOTAL VALUE: 35,162,000.00					

MARKET ADJUSTMENTS												EYB	ECON	FNCT	NORM	% COND	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB						EYB	ECON	FNCT	NORM	% COND	
2501	06	22,201	116.6070	99.99	2,219,878	2018						2018	0	0	0	3.00	97.00

1 SERV SHOP - 0% - 0

Heated Area: 14870

HX Base Yr

86104 COASTLINE DR, YULEE

BLD DATE	05/13/2019	KK	LGL DATE		
	05/13/2019	KK		06/20/2024	TD

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,153,282	
TOTAL MARKET OB/XF VALUE		339,888	
TOTAL LAND VALUE - MARKET		1,066,505	
TOTAL MARKET VALUE		3,559,675	
SOH/AGL Deduction		1,373,712	
ASSESSED VALUE		2,185,963	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,185,963	
TOTAL JUST VALUE		3,559,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,241,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004428	NEW CONSTR	1,701,170	05/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1001	11/14/2014	SW	U	V	12	235,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: COASTLINE DRIVE LLC						
1848/0112	3/25/2013	WD	U	V	12	1,600,000
GRANTOR: WAREHOUSE COMMONS LLC						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W44 CAN=[YR=2018] N15 W15 S15 E15\$ W76 CAN=[YR=2018] W19 S100 E19 N100\$ S100 E60 CAN=[YR=2018] S12 E60 N12 GOF=[YR=2018] N52 W60 S52 E60\$ W60\$ N52 E60 N48\$ PTR= E20 GOF=[YR=2018] E60 S6 UOP=[YR=2018] E1 N20 E4 S25 W5 N5\$ S23 FUS=[YR=2018] S23 W10 N4 E5 N14 W5 N5 E10\$ W10 S5 W10 UST=[YR=2018] W8 S8 E8 N8\$ S18 W40 N52\$ W20\$.	

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