

PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 2724/1095
(EX FPL ESMT OR 317/111 & ESMT

463128 YULEE LLC
224 WEST HILL ST STE 400
CHICAGO, IL 60610

2024

51-3N-27-0000-0013-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	13 LVT/LAMMT 60
Interior Floo	14 CARPET 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	10 100
Stories	1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

Quality	06 Quality Level 06
DOR CODE	1100 STORES, 1 STORY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	2,175	381,987
BAS	288	100	288	50,580
CAN	182	30	55	9,659
CAN	1,088	30	326	57,254
CAN	384	30	115	20,197
FST	42	50	21	3,688

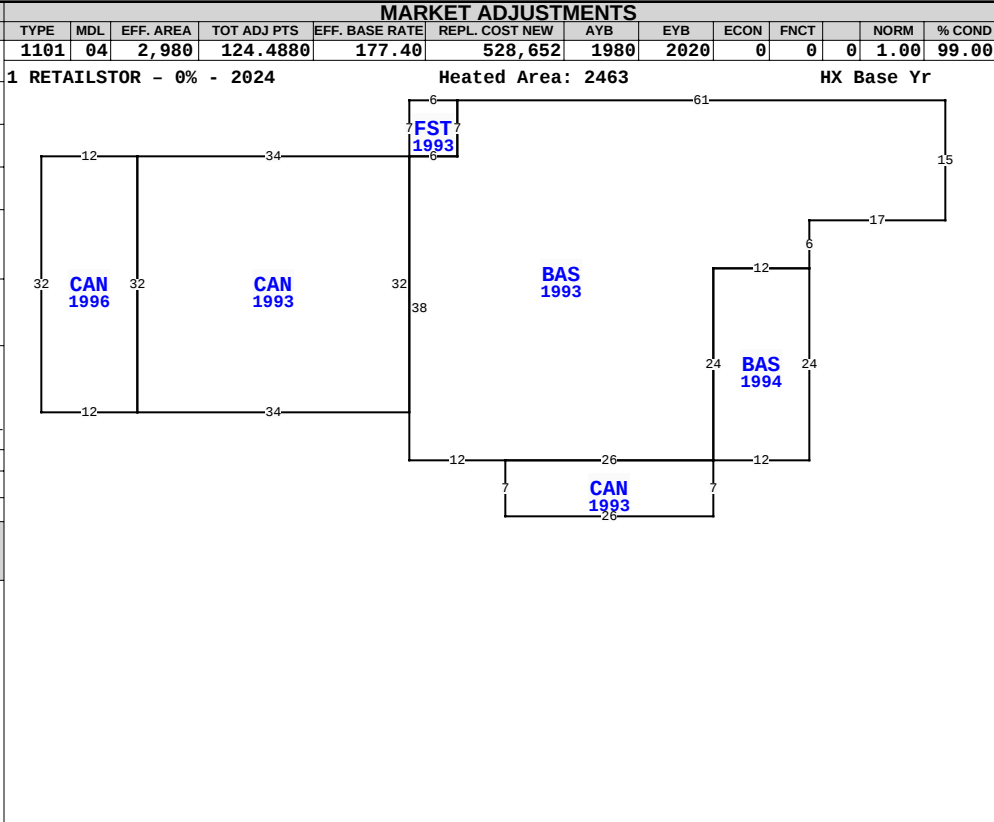
TOTALS	4,159		2,980	523,365
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EXTRA FEATURES

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	28,083.00	SF	2.00	2.00	100	1980	1980	3	50	28,083	
2	0812	CONCRETE C	0	0	0	0	1,457.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,894	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864	
4	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	1980	1980	3	46.5	128	
5	4950	BOLLARD	0	0	0	0	13.00	UT	100.00	100.00	100	1980	1980	3	100	1,300	
6	0810	CONCRETE A	0	0	0	0	184.00	SF	6.50	6.50	100	1980	1980	3	32.5	389	
7	0819	CONC 12"	0	0	0	0	65.00	SF	9.50	9.50	100	1980	1980	3	32.5	201	
8	0400	CONC CURB	0	0	0	0	30.00	LF	15.00	15.00	100	1980	1980	3	46.5	209	
9	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	2018	2018	3	97	410	

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	001100	C	STORE 1FLR	0		CG	200.00	365.00	73,000.00	SF		1.00	1.00	1.00	5.00	5.00	365,000							



463128 SR 200, YULEE

BLD DATE	07/31/2024	REA	LGL DATE	
XF DATE	11/08/2018	KK	LAND DATE	
INC DATE			AG DATE	

04/01/2023 DCA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		523,365
TOTAL MARKET OB/XF VALUE		33,478
TOTAL LAND VALUE - MARKET		365,000
TOTAL MARKET VALUE		921,843
SOH/AGL Deduction		0
ASSESSED VALUE		921,843
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		921,843
TOTAL JUST VALUE		921,843
NCON VALUE		259,039
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240000007	NON LIT CHANNEL L	2,400	01/02/2024
230003192	MUV DISP	287,854	12/14/2023
22007482	REPAIR/RRF	19,940	08/03/2022
17010011	REMODEL	30,000	11/13/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2724/1095	7/10/2024	WD Q	I	01	
					SALE PRICE
					1,277,000

GRANTOR: YULEE OUTPARCEL LLC					
GRANTEE: 463128 YULEE LLC					
2626/0213	3/16/2023	WD Q	I	03	750,000
GRANTOR: KICKLIGHTER ANTHONY L					
GRANTEE: YULEE OUTPARCEL LLC					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 FST=[YR=1993] W6 S7 E6 N7\$ S7 W6
CAN=[YR=1993] W34 CAN=[YR=1996] W12 S32 E12 N32\$ S32 E34
N32\$ S38 E12 CAN=[YR=1993] S7 E26 N7 W26\$ E26 BAS=[YR=1994]
E12 N24 W12 S24\$ N24 E12 N6 E17 N15\$.