

YULEE914 LLC
608 S 8TH STREET
FERNANDINA BEACH, FL 32034

51-3N-27-0000-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 80

Exterior Wall

27

PREFIN MTL 20

Roof Structure

04

WOOD TRUSS 100

Roof Cover

04

BUILT-UP 100

Interior Wall

04

PLYWOOD 100

Interior Floor

03

CONC FINSH 70

Interior Floor

15

HARDTILE 30

Ceiling

02

F.NOT SUS 100

Air Condition

01

WINDOW 100

Heating Type

01

NONE 100

Fixtures

02

6 100

Frame Story Height

03

MASONRY 100

RMS

10 100

2 100

Stories Units

1.

1. 100

0 100

BUD8 Adjustme

04

DIST 01 100

Occupancy

00

OWNER OCC 100

Quality

02

Quality Level 02

DOR CODE

1100

STORES, 1 STORY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4051.00

TOTAL GROSS AREA

1,276

PCT OF BASE

949

SUBAREA MARKET VALUE

56,698

TOTAL ADJ AREA

949

BLD DATE

01/06/2017

XF DATE

KK

LGL DATE

LAND DATE

AG DATE

INC DATE

EXTRA FEATURES

850914 US HWY 17, YULEE

BLD DATE

01/06/2017

XF DATE

KK

LGL DATE

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BLD DATE

01/06

IN OR 2658/1580
RESOLUTION #2012-06
PT OR 1780/1948

YULEE914 LLC
608 S 8TH STREET
FERNANDINA BEACH, FL 32034

2024

51-3N-27-0000-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,972	100	1,972	80,221
BAS	1,080	100	1,080	43,935
CAN	35	30	10	407
CAN	120	30	36	1,465

TOTALS	3,207		3,098	126,026
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0820	WOOD WALK	0	0	5	11	55.00	SF	11.75
12	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
13	1242	WD DECK A	0	0	7	4	28.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	3,098	57.0960	81.36	252,053	1950	1950		0	0	50.00	50.00	
2 RETAILSTOR - 0% - 2024 Heated Area: 3052 HX Base Yr													

850914 US HWY 17, YULEE				BLD DATE		01/06/2017		KK		LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
55.00	SF	11.75	11.75	100	1992	1992	3	40	259			
1.00	UT	400.00	400.00	100	1961	1961	3	20	80			
28.00	SF	10.00	10.00	100	2016	2016	3	74	207			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		182,724	
TOTAL MARKET OB/XF VALUE		11,902	
TOTAL LAND VALUE - MARKET		147,188	
TOTAL MARKET VALUE		341,814	
SOH/AGL Deduction		0	
ASSESSED VALUE		341,814	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,814	
TOTAL JUST VALUE		341,814	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2658/1580	8/01/2023	WD	Q	I	01	425,000	
GRANTOR: PORCH SWING PROPRIETIE							
GRANTEE: YULEE914 LLC							
1302/1490	3/18/2005	WD	Q	I		295,000	
GRANTOR: EZELL INVESTMENT CO							
GRANTEE: PORCH SWING PROPERT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W54 S20 E14 BAS=[YR=1993] S22 CAN=[YR=1994] W8 S15 E8 N15 \$ S36 E13 CAN=[YR=1994] S5 E7N5 W7 \$ E21 N58 W34\$E40N20\$.									