

PT JOHN LOW GRANT &
PT LOTS 4 & 5 OF EAST YULEE
SUB PBK 2/29 IN OR 1403/1905

SHOPS OF YULEE LLC
463155 SR 200 MAILBOX #12
YULEE, FL 32097

2024

51-3N-27-0000-0028-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 1920 PROF DAYCARE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,300	100	11,300	1,159,131
BAS	260	100	260	26,670
CAN	352	30	106	10,873
PTO	504	5	25	2,565
PTO	2,109	5	105	10,771

TOTALS 14,525 11,796 1,210,010

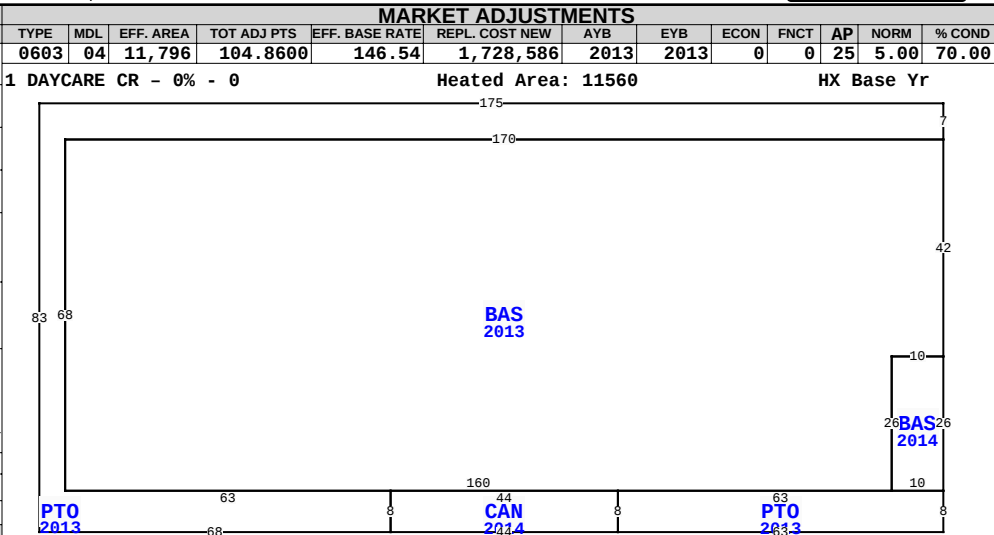
EXTRA FEATURES

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	11,977.00	SF	2.00	2.00	100	2013	2013	3	72	17,247	
2	0400	CONC CURB	0	0	0	0	532.00	LF	15.00	15.00	100	2013	2013	3	96	7,661	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2013	2013	3	85	4,301	
4	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2013	2013	3	85	2,550	
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2013	2013	3	96	72	
6	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2013	2013	3	85	1,913	
7	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2013	2013	3	85	1,020	
8	0443	STK FNC 6'	0	0	0	0	888.00	LF	10.00	10.00	100	2013	2013	3	60	5,328	
9	0966	FIRE SPRNK	0	0	0	0	11,560.00	SF	3.00	3.00	100	2013	2013	3	94	32,599	
10	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0	0004	CI	0.00	0.00	35,283.00	SF		1.00	1.00	1.00	4.00	4.00	141,132							

REVIEW DATE 06/14/2022 BY HSA



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BAS	11,300	100	11,300	1,159,131
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463155 SR 200, YULEE

BLD DATE	07/14/2016	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 72,791

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0	0004	CI	0.00	0.00	35,283.00	SF		1.00	1.00	1.00	4.00	4.00	141,132							

Total Acres: 0.00 Total Land Value: 141,132 Market: 0 Agricultural: 0 Common: 141,132

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,210,010
TOTAL MARKET OB/XF VALUE		72,791
TOTAL LAND VALUE - MARKET		141,132
TOTAL MARKET VALUE		1,423,933
SOH/AGL Deduction		0
ASSESSED VALUE		1,423,933
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,423,933
TOTAL JUST VALUE		1,423,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,484,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/1905	4/13/2006	TD	Q	I		1,675,000

GRANTOR: HANCE ANN CREWS TRUST

GRANTEE: SHOPS OF YULEE LLC

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W175 S83 E68 CAN=[YR=2014] E44 PTO=[YR=2013] E63 N8 BAS=[YR=2014] N26 BAS=[YR=2013] N42 W170 S68 E160 N26 E10\$ W10 S26 E10\$ W63 S8\$ N8 W44 S8\$ N8 W63 N68 E170 N7\$.

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