IN OR 1751/361
ESMT PT OR 1610/451
ESMT OR 1627/1554

3HL LLC/
C/O NAI HALLMARK, 200 RIVERSIDE AVE SUITE 5
JACKSONVILLE, FL 32202

2025

01-2N-27-0000-0003-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

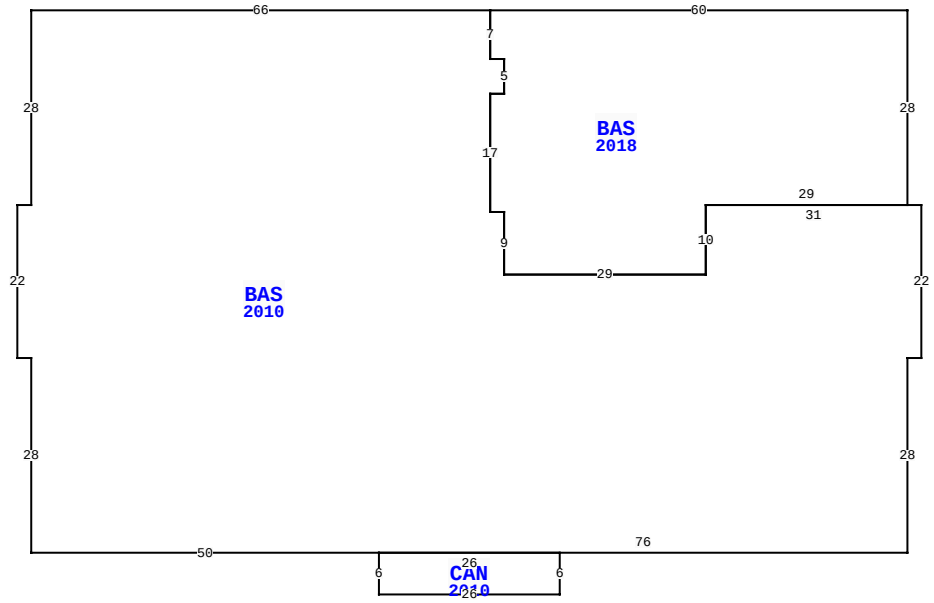
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		30 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1900	PROFESSIONAL BLDG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,954	100	2010	7,954	659,967
BAS	1,962	100	2018	1,962	162,793
CAN	156	30	2010	47	3,900
TOTALS	10,072			9,963	826,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	9,963	107.3754	150.86	1,503,018	2010	2010	0	20	15	10.00	55.00

1 OFFICE – 0% - 0 Heated Area: 9916 HX Base Yr



463820 SR 200, YULEE

BLD DATE	11/01/2018 KK	LGL DATE	
XF DATE	11/01/2018 KK	LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	826,660
TOTAL MARKET OB/XF VALUE	124,404
TOTAL LAND VALUE - MARKET	688,028
TOTAL MARKET VALUE	1,639,092
SOH/AGL Deduction	123,159
ASSESSED VALUE	1,515,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,515,933
TOTAL JUST VALUE	1,639,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,491,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004868	BAPTIST OBS GYNE	734,379	04/14/2023
18002914	REMODEL	301,981	05/08/2018
E22702	ELEC OTHER	0	06/01/2010
E22702	ELEC OTHER	0	06/01/2010
C23217	CO ISSUED	0	05/10/2010
C23155	CO ISSUED	0	03/26/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1751/0361	12/27/2010	QC	U	I	11	100
GRANTOR: JOHN T FERREIRA INSUR						
GRANTEE: 3HL LLC						
1289/0640	1/20/2005	WD	U	V	21	251,400
GRANTOR: PAVILION HEATH SERVIC						
GRANTEE: JOHN T FERREIRA INS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 BAS=[YR=2010] W66 S28 W2 S22 E2 S28 E50
CAN=[YR=2010] S6 E26 N6 W26$ E76 N28 E2 N22 W31 S10 W29 N9
W2 N17 E2 N5 W2 N7$ S7 E2 S5 W2 S17 E2 S9 E29 N10 E29 N28$.

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
1	0803	ASPHALT C	0	0	0	0	13,773.00	SF	2.00	2.00	100	2010	2010	3	64	17,629	
2	0811	CONCRETE B	0	0	0	0	917.00	SF	5.20	5.20	100	2010	2010	3	90	4,292	
3	0400	CONC CURB	0	0	0	0	795.00	LF	15.00	15.00	100	2010	2010	3	93	11,090	
4	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00	25.00	100	2010	2010	3	93	767	
5	0462	ST/AL FNC	0	0	0	0	1,986.00	SF	10.00	10.00	100	2010	2010	3	56	11,122	
6	1127	BRICK 8"	0	0	0	0	288.00	SF	11.00	11.00	100	2010	2010	3	97	3,073	
7	0810	CONCRETE A	0	0	0	0	209.00	SF	6.50	6.50	100	2010	2010	3	90	1,223	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	
9	1123	CB 8"	0	0	0	0	2,546.00	SF	6.15	6.15	100	2010	2010	3	90	14,092	
10	0920	CWALL-WD/M	0	0	0	0	326.00	LF	390.00	390.00	100	2010	2010	3	40	50,856	

TOTAL OB/XF 114,600

LAND DESCRIPTION

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	001900	C	PROF. BLDG	0	0004	OR	0.00	0.00	50,965.00	SF		1.00	1.00	1.00	13.50	13.50	688,028							

REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 688,028 Market: 0 Agricultural: 0 Common: 688,028 PRINTED 07/30/2025 BY SYS

IN OR 1751/361
ESMT PT OR 1610/451
ESMT OR 1627/1554

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2025

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NEIGHBORHOOD/LOC	4002.00		

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TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE	11/01/2018	KK	LGL DATE
XF DATE	11/01/2018	KK	LAND DATE 04/25/2025 DC
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE	1,639,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,491,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15080	MECH OTHER	0	02/01/2010
C22670	CO ISSUED	0	01/04/2010
B23217	NEW CONSTR	164,485	01/01/2010
E22333	ELEC OTHER	0	01/01/2010
M14999	MECH OTHER	0	01/01/2010
B23155	ADDITION	106,218	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1751/0361	12/27/2010	QC	U	I	11	100
GRANTOR: JOHN T FERREIRA INSUR						
GRANTEE: 3HL LLC						
1289/0640	1/20/2005	WD	U	V	21	251,400
GRANTOR: PAVILION HEATH SERVIC						
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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
11	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	9,614	
12	0976	DECORATIVE	0	0	0	0	2.00	UT	125.00	125.00	100	2010	2010	3	76	190	

LAND DESCRIPTION

TOTAL OB/XF 9,804

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

REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 688,028 Market: 0 Agricultural: 0 Common: 688,028 PRINTED 07/30/2025 BY SYS