PT GOVT LOTS 2 & 3 OF
SEC 1-2N-27E & PT NW1/4 OF
SW1/4 OF SEC 25-2N-28E

YULEE STATION OWNERS ASSOC INC
C/O TAVACO PROPERTIES LLC, 9229 W SUNSET BLVD STE #311
WEST HOLLYWOOD, CA 90069

**2025**

**01-2N-27-0000-0003-0340**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9602 | RETENTION POND | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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

AMELIA CONCOURSE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 197 |
| TOTAL MARKET VALUE | 197 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 197 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 197 |
| TOTAL JUST VALUE | 197 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 197 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2421/1508 | 12/08/2020 | QC | U | I | 11 | 100 |
| GRANTOR: CONCOURSE STATE LLC | | | | | | |
| GRANTEE: YULEE STATION OWNER | | | | | | |
| 1791/1811 | 5/03/2012 | WD | U | V | 38 | 600,000 |
| GRANTOR: CRM FLORIDA PROPERTIE | | | | | | |
| GRANTEE: CONCOURSE STATE LLC | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 009602 | C | RETENTION PO | 0 | 0003 | PUD | 0.00 | 0.00 | 1.97 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 197 | | | | | | | |

REVIEW DATE 04/25/2025 BY DC Total Acres: 1.97 Total Land Value: 197 Market: 0 Agricultural: 0 Common: 197 PRINTED 07/30/2025 BY SYS