

PT OR 1376/651
ESMT OR 1728/117
ESMT OR 2178/1398

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2025

07-2N-27-0000-0001-0080



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	25	MOD METAL 100	4803	06	3,818	99.6067	45.57	173,986	2019	2019	0	0	0	4.00	96.00	VALUATION BY STANDARD													
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 0													Heated Area: 3392 HX Base Yr													
Roof Cover	12	MODULAR MT 100															Tax Group: 4 Tax Dist:												
Interior Wall	01	MINIMUM 100															BUILDING MARKET VALUE 167,027												
Interior Floo	03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE 103,801												
Ceiling	04	NONE 100															TOTAL LAND VALUE - MARKET 624,325												
Air Condition	01	NONE 100															TOTAL MARKET VALUE 895,153												
Heating Type	01	NONE 100															SOH/AGL Deduction 205,406												
Plumbing	2	100															ASSESSED VALUE 689,747												
Frame	05	STEEL 100															TOTAL EXEMPTION VALUE 04 689,747												
Story Height	17	100															BASE TAXABLE VALUE 0												
RMS	4	100															TOTAL JUST VALUE 895,153												
Stories	1.	1. 100	NCON VALUE 0																										
Class	00	. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 862,091																										
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	9100	UTILITIES																											
MAP NUM		MKT AREA	04																										
NEIGHBORHOOD/LOC	4053.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	440	185	2019	814	35,610																								
BAS	135	100	2019	135	5,906																								
BAS	897	100	2019	897	39,241																								
BAS	1,920	100	2019	1,920	83,994																								
PTO	1,050	5	2019	52	2,275																								
TOTALS	4,442			3,818	167,027																								
EXTRA FEATURES						77040 ROBERT E WILLIAMS DR, YULEE										BLD DATE 12/16/2019 KK LGL DATE 05/08/2025 MLU XF DATE 12/16/2019 KK INC DATE													
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	7,332.00	SF	2.00	2.00	100	2012	2012	3	68	9,972													
2	0812	CONCRETE C	0	0	0	0	7,034.00	SF	4.00	4.00	100	2012	2012	3	92	25,885													
3	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2012	2012	3	81	729													
4	0430	CL FNC 6B	0	0	0	0	1,898.00	LF	9.70	9.70	100	2012	2012	3	81	14,913													
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2014	2014	3	85	2,151													
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2019	2019	3	94	9,513													
7	0812	CONCRETE C	0	0	0	0	7,314.00	SF	4.00	4.00	100	2019	2019	3	97	28,378													
8	0351	CARPORT MT	0	0	50	26	1,300.00	SF	10.00	10.00	100	2019	2019	3	82	10,660													
9	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	100	2019	2019	3	100	1,600													
TOTAL OB/XF 103,801																													
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	008900	C	MUNICIPAL	0	0003	OR	0.00	0.00	14.69	AC		1.00	1.00	0.50	85,000.00	42,500.00	624,325												
REVIEW DATE 02/01/2024 BY KBA Total Acres: 14.69 Total Land Value: 624,325 Market: 0 Agricultural: 0 Common: 624,325 PRINTED 07/30/2025 BY SYS																													