IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	07	CORK/VTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		101 100
Frame	06	FIREPROOF 100
Story Height		10 100
RMS		62 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 8600 COUNTY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,718	100	2002	15,718	3,393,651
CAN	1,230	30	2002	369	79,671
CLP	390	30	2002	117	25,262
FGR	1,275	60	2002	765	165,170
KTA	2,500	110	2002	2,750	593,749
LBA	720	110	2002	792	170,999
SFB	1,300	80	2002	1,040	224,545
TOTALS	23,133			21,551	4,653,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	21,551	133.9310	229.69	4,950,049	2002	2002	0	0	0	6.00	94.00

1 GOVT BLDG – 0% - 0 Heated Area: 19978 HX Base Yr

76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308568	BUILDOUT STORAGE	1,351,977	07/05/2023
22010813	XFOB - AWNING	9,599	07/15/2022
21008451	ADDITION	27,691	06/28/2021
20011262	REMODEL	69,208	01/19/2021
B202930	NEW CONSTR	883,098	04/03/2020
19003323	XFOB	23,422	04/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] 15718$ KTA=[YR=2002] 2500$ CAN=[YR=2002] 1230$
LBA=[YR=2002] 720$ FGR=[YR=2002] 1275$ CLP=[YR=2002] 390$
SFB=[YR=2002] 1300$.

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	0381	COOLER	0	0	16	17	272.00	SF	82.50	82.50	100	2002	2002	3	48	10,771	
2	0383	FREEZER	0	0	8	17	136.00	SF	105.00	105.00	100	2002	2002	3	48	6,854	
3	0418	EXHST FAN	0	0	0	0	21.00	UT	400.00	400.00	100	2002	2002	3	20	1,680	
4	0963	FIRE HYDR	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2002	2002	3	100	9,000	
5	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2002	2002	3	100	800	
6	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2002	2002	3	20	360	
7	0433	CL FNC 10B	0	0	0	0	1,552.00	LF	22.00	22.00	100	2002	2002	3	55	18,779	
8	0812	CONCRETE C	0	0	0	0	3,780.00	SF	4.00	4.00	100	2002	2002	3	80	12,096	
9	0966	FIRE SPRNK	0	0	0	0	695.00	SF	3.00	3.00	100	2002	2002	3	80	1,668	
10	0803	ASPHALT C	0	0	0	0	39,600.00	SF	2.00	2.00	100	2002	2002	3	50	39,600	

TOTAL OB/XF 101,608

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	008600	C	COUNTY	0		OR	0.00	0.00	30.07	AC		1.00	1.00	1.00	7,500.00	7,500.00	225,525							
2	008600	C	COUNTY	0		OR	0.00	0.00	129.97	AC		1.00	1.00	1.00	7,500.00	7,500.00	974,775							

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		361 100
Frame	06	FIREPROOF 100
Story Height		26 100
RMS		81 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30,244	100	2002	30,244	8,767,046
FUS	15,074	100	2002	15,074	4,369,609
TOTALS	45,318			45,318	13,136,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	45,318	179.8160	308.38	13,975,165	2002	2002	0	0	0	6.00	94.00

2 GOVT BLDG – 0% - 0 Heated Area: 45318 HX Base Yr

76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003207	GARAGE	24,348	04/12/2017
B1632630	OTHER / FUEL TANK	279,000	07/01/2016
P1518314	SHERIFF'S OFFICE	0	05/01/2015
B1530286	SHERIFF'S OFFICE	6,096,951	04/01/2015
B1530287	SHERIFF'S OFFICE	340,099	04/01/2015
B1529779	911 CALL CENTER	806,259	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] 30244$ FUS=[YR=2002] 15074$.

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	55.00	UT	2,530.00	2,530.00	100	2002	2002	3	55	76,533	
12	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	2002	2002	3	55	2,200	
13	0400	CONC CURB	0	0	0	0	1,400.00	LF	15.00	15.00	100	2002	2002	3	85	17,850	
14	0425	CL FNC 8'	0	0	0	0	48.00	LF	12.25	12.25	100	2002	2002	3	55	323	
15	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2003	2003	3	82	2,473	
16	0400	CONC CURB	0	0	0	0	595.00	LF	15.00	15.00	100	2003	2003	3	86	7,676	
17	0803	ASPHALT C	0	0	0	0	6,845.00	SF	2.00	2.00	100	2003	2003	3	50	6,845	
18	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2003	2003	3	20	180	
19	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	100	2003	2003	3	82	490	
20	0430	CL FNC 6B	0	0	0	0	22.00	LF	9.70	9.70	100	2003	2003	3	58	124	

TOTAL OB/XF 114,694

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

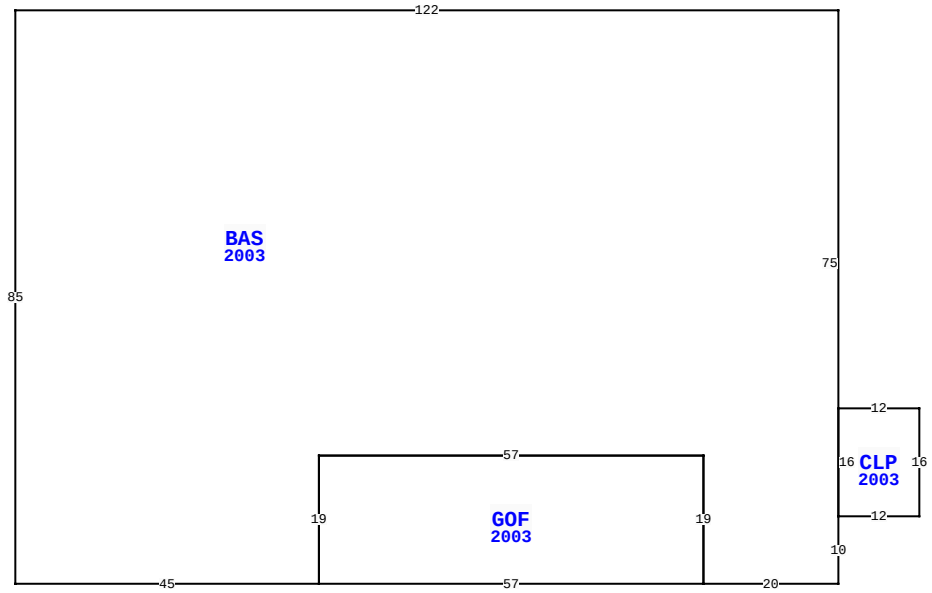
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	04	REIN CONC 100
Story Height		18 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,287	100	2003	9,287	1,738,415
CLP	192	30	2003	58	10,857
GOF	1,083	110	2003	1,191	222,941
TOTALS	10,562			10,536	1,972,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	10,536	114.8928	197.04	2,076,013	2003	2003	0	0	0	5.00	95.00

3 GOVT BLDG - 0% - 0 Heated Area: 10370 HX Base Yr



76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529780	911 CALL CENTER	37,924	01/01/2015
E1528684	911 CALL CENTER	0	01/01/2015
E1528685	911 CALL CENTER	20,000	01/01/2015
P1517925	REMODEL	0	01/01/2015
B1429191	EMER OPS CTR	14,358	08/01/2014
E1427317	EMER OPS CTR	0	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W122 S85 E45 GOF=[YR=2003] E57 N19 W57 S19 $ N19 E57 S19 E20 N10 CLP=[YR=2003] E12 N16 W12 S16 $ N75 $.

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
21	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	58	348	
22	1088	SCIR LIFT	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	2004	2004	3	21	1,260	
23	0410	ELEVATOR	0	0	0	0	2.00	UT	45,000.00	45,000.00	100	2004	2004	3	100	90,000	
24	0410	ELEVATOR	0	0	0	0	2.00	UT	55,000.00	55,000.00	100	2004	2004	3	100	110,000	
25	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	10,000	
26	1132	REINFR 12	0	0	0	0	2,000.00	SF	7.40	7.40	100	2004	2004	3	95	14,060	
27	0803	ASPHALT C	0	0	0	0	122,400.00	SF	2.00	2.00	100	2004	2004	3	52	127,296	
28	0858	SCULP CONC	0	0	0	0	5,175.00	SF	13.00	13.00	100	2004	2004	3	95	63,911	
29	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2004	2004	3	21	756	
30	0505	FLAGPOLE A	0	0	0	0	76.00	LF	50.00	50.00	100	2004	2004	3	21	798	

TOTAL OB/XF 418,429

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	10	STEEL FRME 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	09	ENG F AIR 100
Fixtures		200 100
Frame	06	FIREPROOF 100
Story Height		36 100
RMS		568 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	111,569	100	2004	111,569	49,282,426
FOP	6,900	30	2004	2,070	914,364
TOTALS	118,469			113,639	50,196,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	113,639	271.1205	464.97	52,838,726	2004	2004	0	0	0	5.00	95.00

4 GOVT BLDG – 0% - 0 Heated Area: 111569 HX Base Yr

76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427257	ELEC OTHER	0	02/01/2014
E1427195	CHNGE SRVC	0	01/01/2014
M1419113	H/AC	0	01/01/2014
B26246	ADDITION	2,252	08/02/2012
B26247	ADDITION	1,088	08/02/2012
B25830	REPAIR/RRF	37,911	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] 111569$ FOP=[YR=2004] 6900$.

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
31	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2002	2002	3	85	404	
32	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2009	2009	3	35	1,050	
33	0505	FLAGPOLE A	0	0	0	0	48.00	LF	50.00	50.00	100	2004	2004	3	21	504	
34	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2010	2010	3	40	1,920	
35	0972	ST LGHT UN	0	0	0	0	8.00	UT	1,265.00	1,265.00	100	2002	2002	3	55	5,566	
36	0351	CARPORT MT	0	0	16	12	192.00	SF	10.00	10.00	100	2009	2009	3	35	672	
37	0351	CARPORT MT	0	0	30	12	360.00	SF	10.00	10.00	100	2012	2012	3	50	1,800	
38	0803	ASPHALT C	0	0	0	0	10,197.00	SF	2.00	2.00	100	2010	2010	3	64	13,052	
39	0400	CONC CURB	0	0	0	0	414.00	LF	15.00	15.00	100	2010	2010	3	93	5,775	
40	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	7,691	

TOTAL OB/XF 38,434

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		35 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

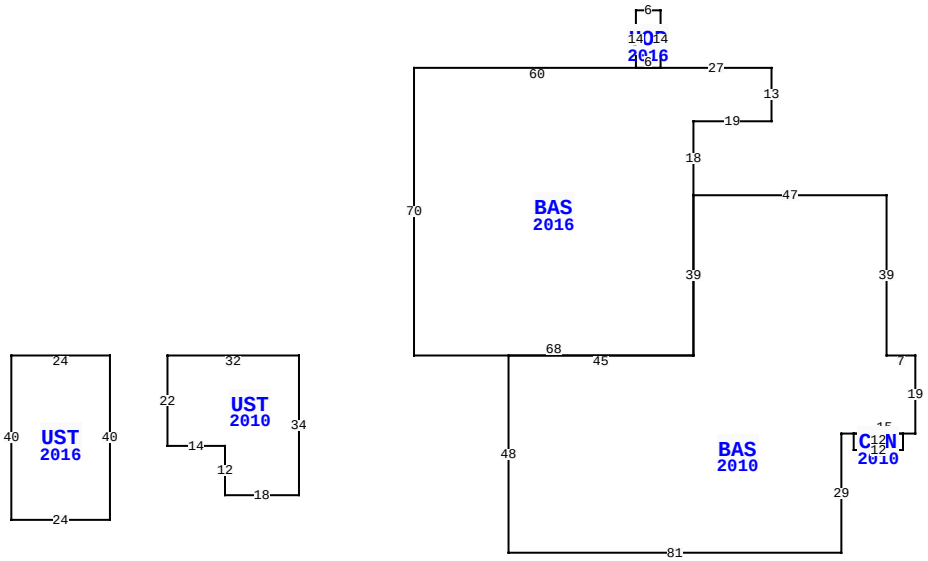
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,063	100	2010	6,063	1,129,173
BAS	5,007	100	2016	5,007	932,504
CAN	48	30	2010	14	2,607
UOP	84	20	2016	17	3,166
UST	920	40	2010	368	68,536
UST	960	40	2016	384	71,516
TOTALS	13,082			11,853	2,207,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	11,853	111.9552	192.00	2,275,776	2010	2010	0	0	0	3.00	97.00

5 GOVT BLDG - 0% - 0 Heated Area: 11070 HX Base Yr



76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24021	DEMOLITION	10,370	10/01/2010
B23585	ADDITION	2,811	05/01/2010
B22611	REMODEL	360,446	06/01/2009
B20503	ADDITION	2,400	09/01/2007
E15912	ELEC OTHER	400	10/01/2005
B017922	NEW CONSTR	10,300,000	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W7 N39 W47 BAS=[YR=2016] N18 E19 N13 W27
UOP=[YR=2016] N14 W6 S14 E6$ W60 S70 E68 N39$ S39 W45 S48
E81 N29 E3 CAN=[YR=2010] S4 E12 N4 W12$ E15 N19$ PTR= W150
UST=[YR=2010] W32 S22 E14 S12 E18 N34$ E150$ PTR=W220
UST=[YR=2016] E24 S40 W24 N40$ E220$.

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
41	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2010	2010	3	100	600	
42	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2010	2010	3	93	209	
43	0812	CONCRETE C	0	0	0	0	3,060.00	SF	4.00	4.00	100	2010	2010	3	90	11,016	
44	0810	CONCRETE A	0	0	0	0	56.00	SF	6.50	6.50	100	2010	2010	3	90	328	
45	1126	CB/STC 8"	0	0	0	0	103.00	SF	8.00	8.00	100	2010	2010	3	90	742	
46	1126	CB/STC 8"	0	0	18	7	126.00	SF	8.00	8.00	100	2010	2010	3	90	907	
47	0803	ASPHALT C	0	0	0	0	2,466.00	SF	2.00	2.00	100	2016	2016	3	76	3,748	
48	0400	CONC CURB	0	0	0	0	239.00	LF	15.00	15.00	100	2016	2016	3	97	3,477	
49	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	2016	2016	3	95	296	
50	0940	SHEDS/PORT	0	0	24	14	336.00	SF	30.00	30.00	100	2016	2016	3	70	7,056	

TOTAL OB/XF 28,379

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		96 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

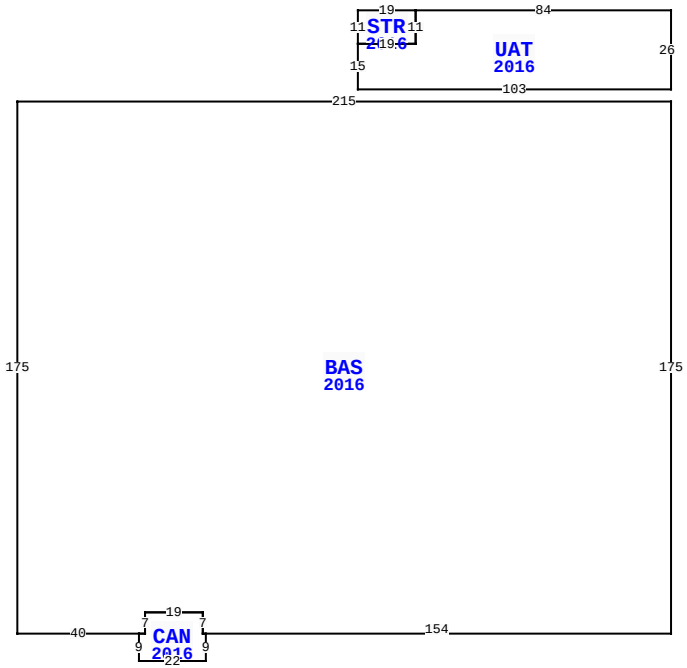
DOR CODE 8600 COUNTY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	37,492	100	2016	37,492	6,550,793
CAN	331	30	2016	99	17,298
STR	209	10	2016	21	3,669
UAT	2,469	10	2016	247	43,157
TOTALS	40,501			37,859	6,614,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	37,859	102.9078	176.49	6,681,735	2016	2016	0	0	0	1.00	99.00

6 GOVT BLDG - 0% - 0 Heated Area: 37739 HX Base Yr



76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 13 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014577	NEW CONSTR	450,000	03/01/2002
230004876		1,351,977	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W215 S175 E40 CAN=[YR=2016] S9 E22 N9 W1 N7 W19 S7 W2$ E2 N7 E19 S7 E154 N175$ PTR= N30 UAT=[YR=2016] W84 STR=[YR=2016] W19 S11 E19 N11$ S11 W19 S15 E103 N26$ S30$.

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
51	0810	CONCRETE A	0	0	0	0	56.00	SF	6.50	6.50	100	2016	2016	3	95	346	
52	0812	CONCRETE C	0	0	0	0	2,304.00	SF	4.00	4.00	100	2016	2016	3	95	8,755	
53	0803	ASPHALT C	0	0	0	0	8,561.00	SF	2.00	2.00	100	2002	2002	3	50	8,561	
54	0400	CONC CURB	0	0	0	0	976.00	LF	15.00	15.00	100	2002	2002	3	85	12,444	
55	0812	CONCRETE C	0	0	0	0	5,635.00	SF	4.00	4.00	100	2002	2002	3	80	18,032	
56	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2002	2002	3	55	9,741	
57	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	100	2016	2016	3	95	2,260	
58	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
59	0803	ASPHALT C	0	0	0	0	18,616.00	SF	2.00	2.00	100	2016	2016	3	76	28,296	
60	0855	CONC PAVER	0	0	0	0	298.00	SF	10.00	10.00	100	2016	2016	3	95	2,831	

TOTAL OB/XF 91,637

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

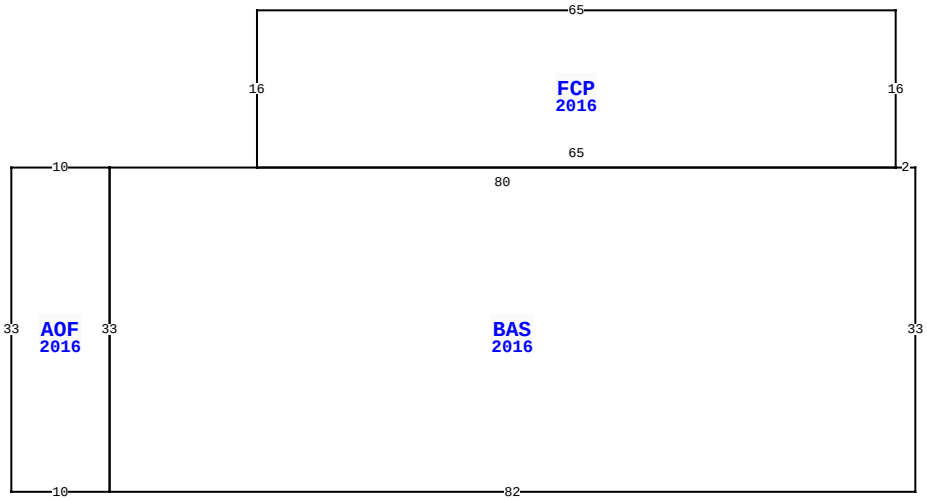
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	330	100	2016	330	44,052
BAS	2,706	100	2016	2,706	361,228
FCP	1,040	30	2016	312	41,649
TOTALS	4,076			3,348	446,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	3,348	78.6240	134.84	451,444	2016	2016	0	0	0	1.00	99.00

7 GOVT BLDG - 0% - 0 Heated Area: 3036 HX Base Yr



76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 FCP=[YR=2016] N16 W65 S16 E65$ W80
AOF=[YR=2016] W10 S33 E10 N33$ S33 E82 N33$.

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
61	0811	CONCRETE B	0	0	0	0	965.00	SF	5.20	5.20	100	2016	2016	3	95	4,767	
62	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	2016	2016	3	95	296	
63	0505	FLAGPOLE A	0	0	0	0	62.00	LF	50.00	50.00	100	2016	2016	3	70	2,170	
64	0648	LIGHTS-AV	0	0	0	0	3.00	UT	140.00	140.00	100	2016	2016	3	70	294	
65	1128	BRICK 12"	0	0	20	4	80.00	SF	14.00	14.00	100	2016	2016	3	99	1,109	
66	0400	CONC CURB	0	0	0	0	182.00	LF	15.00	15.00	100	2016	2016	3	97	2,648	
67	0812	CONCRETE C	0	0	0	0	1,497.00	SF	4.00	4.00	100	2016	2016	3	95	5,689	
68	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	2016	2016	3	97	146	
69	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2016	2016	3	70	196	
70	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	100	2016	2016	3	89	3,605	

TOTAL OB/XF 20,920

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

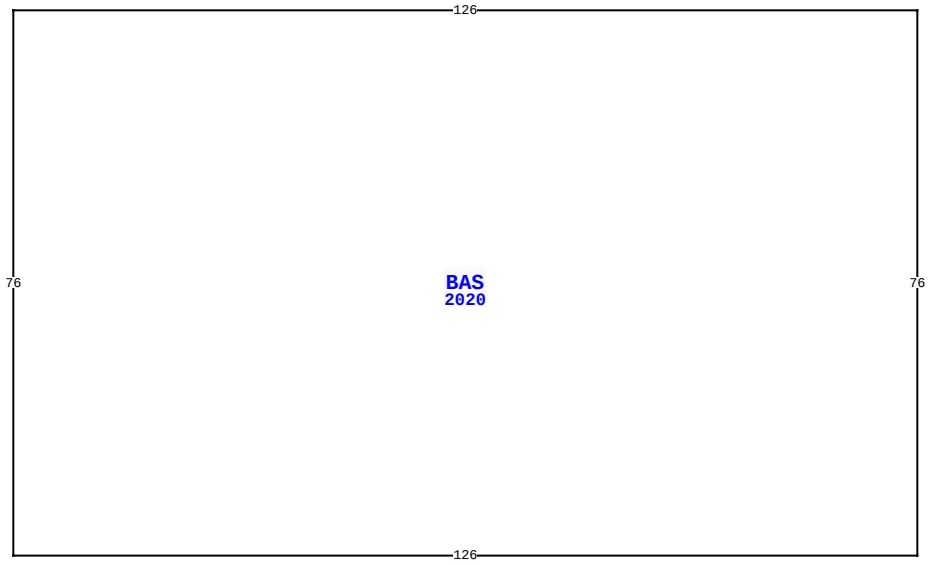
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,576	100	2020	9,576	1,049,557
TOTALS	9,576			9,576	1,049,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	9,576	64.5559	110.71	1,060,159	2020	2020	0	0	0	1.00	99.00

8 GOVT BLDG – 0% - 0 Heated Area: 9576 HX Base Yr



76961 WILLIAM BURGESS RD, YULEE

BLD DATE	04/21/2021	KK	LGL DATE	
XF DATE	04/21/2021	KK	LAND DATE	04/21/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W126 S76 E126 N76$.

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
71	0803	ASPHALT C	0	0	0	0	24,047.00	SF	2.00	2.00	100	2016	2016	3	76	36,551	
72	0400	CONC CURB	0	0	0	0	513.00	LF	15.00	15.00	100	2002	2002	3	85	6,541	
73	0422	CL FNC 4'	0	0	0	0	56.00	LF	15.00	15.00	100	2016	2016	3	89	748	
74	0810	CONCRETE A	0	0	48	6	288.00	SF	6.50	6.50	100	2016	2016	3	95	1,778	
75	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2016	2016	3	70	840	
76	0400	CONC CURB	0	0	0	0	103.00	LF	15.00	15.00	100	2016	2016	3	97	1,499	
77	0811	CONCRETE B	0	0	32	30	960.00	SF	5.20	5.20	100	2016	2016	3	95	4,742	
78	0812	CONCRETE C	0	0	0	0	2,295.00	SF	4.00	4.00	100	2016	2016	3	95	8,721	
79	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2002	2002	3	55	6,958	
80	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2016	2016	3	89	11,259	

TOTAL OB/XF 79,637

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
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TOTAL LAND VALUE - MARKET		1,200,300
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ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BLD DATE	04/21/2021	KK	LGL DATE
XF DATE	04/21/2021	KK	LAND DATE 04/21/2021 KK
INC DATE			AG DATE

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
81	0812	CONCRETE C	0	0	55	48	2,640.00	SF	4.00	4.00	100	2016	2016	3	95	10,032	
82	4950	BOLLARD	0	0	0	0	29.00	UT	100.00	100.00	100	2016	2016	3	100	2,900	
83	0424	CL FNC 6'	0	0	0	0	499.00	LF	20.00	20.00	100	2016	2016	3	89	8,882	
84	0803	ASPHALT C	0	0	0	0	9,730.00	SF	2.00	2.00	100	2016	2016	3	76	14,790	
85	0400	CONC CURB	0	0	0	0	518.00	LF	15.00	15.00	100	2002	2002	3	85	6,605	
86	0400	CONC CURB	0	0	0	0	176.00	LF	15.00	15.00	100	2016	2016	3	97	2,561	
87	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2016	2016	3	89	4,503	
88	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2002	2002	3	55	1,392	
89	0812	CONCRETE C	0	0	0	0	5,042.00	SF	4.00	4.00	100	2016	2016	3	95	19,160	
90	0812	CONCRETE C	0	0	0	0	1,458.00	SF	4.00	4.00	100	2016	2016	3	95	5,540	

TOTAL OB/XF 76,365

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
OR 936/891(EX ESMT OR 936/897)
ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BLD DATE	04/21/2021 KK	LGL DATE	
XF DATE	04/21/2021 KK	LAND DATE	04/21/2021 KK
INC DATE		AG DATE	

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
91	0812	CONCRETE C	0	0	0	0	3,755.00	SF	4.00	4.00	100	2016	2016	3	95	14,269	
92	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2016	2016	3	89	779	
93	4950	BOLLARD	0	0	0	0	24.00	UT	100.00	100.00	100	2016	2016	3	100	2,400	
94	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2016	2016	3	89	4,503	
95	0400	CONC CURB	0	0	0	0	248.00	LF	15.00	15.00	100	2016	2016	3	97	3,608	
96	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2016	2016	3	89	1,202	
97	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2016	2016	3	89	779	
98	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
99	0424	CL FNC 6'	0	0	0	0	163.00	LF	20.00	20.00	100	2016	2016	3	89	2,901	
100	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

TOTAL OB/XF 30,975

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

IN OR 936/888 & OR 936/894 &
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ESMT OR 955/1953 & OR 971/42

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BLD DATE	04/21/2021 KK	LGL DATE	
XF DATE	04/21/2021 KK	LAND DATE	04/21/2021 KK
INC DATE		AG DATE	

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
101	0425	CL FNC 8'	0	0	0	0	132.00	LF	10.65	10.65	100	2016	2016	3	89	1,251	
102	0812	CONCRETE C	0	0	170	6	1,020.00	SF	4.00	4.00	100	2016	2016	3	95	3,876	
103	0400	CONC CURB	0	0	0	0	794.00	LF	15.00	15.00	100	2016	2016	3	97	11,553	
104	1123	CB 8"	0	0	0	0	284.00	SF	6.15	6.15	100	2016	2016	3	95	1,659	
105	0810	CONCRETE A	0	0	20	12	240.00	SF	6.50	6.50	100	2016	2016	3	95	1,482	
106	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2016	2016	3	89	623	
107	0966	FIRE SPRNK	0	0	0	0	37,492.00	SF	3.00	3.00	100	2016	2016	3	95	106,852	
108	0810	CONCRETE A	0	0	14	7	98.00	SF	6.50	6.50	100	2020	2020	3	98	624	
109	0801	ASPHALT A	0	0	0	0	815.00	SF	3.00	3.00	100	2020	2020	3	84	2,054	
110	6002	EL ROLL DR	0	0	0	0	14.00	UT	900.00	900.00	100	2020	2020	3	86	10,836	

TOTAL OB/XF 140,810

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

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96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
TOTAL LAND VALUE - MARKET		1,200,300
TOTAL MARKET VALUE		82,749,928
SOH/AGL Deduction		25,901,849
ASSESSED VALUE		56,848,079
TOTAL EXEMPTION VALUE	03	56,848,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BLD DATE	04/21/2021	KK	LGL DATE
XF DATE	04/21/2021	KK	LAND DATE 04/21/2021 KK
INC DATE			AG DATE

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
111	0803	ASPHALT C	0	0	0	0	26,465.00	SF	2.00	2.00	100	2020	2020	3	84	44,461	
112	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2020	2020	3	98	382	
113	0400	CONC CURB	0	0	0	0	167.00	LF	15.00	15.00	100	2020	2020	3	99	2,480	
114	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2020	2020	3	99	50	
115	0510	GARAGE WD-	0	0	60	20	1,200.00	SF	35.00	35.00	100	2021	2021	3	93	39,060	
116	0812	CONCRETE C	0	0	0	0	1,782.00	SF	4.00	4.00	100	2021	2021	3	99	7,057	
117	0940	SHEDS/PORT	0	0	24	14	336.00	SF	30.00	30.00	100	2012	2012	3	50	5,040	
118	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2018	2018	3	78	4,680	
119	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2018	2018	3	78	4,680	
120	0940	SHEDS/PORT	0	0	22	12	264.00	SF	30.00	30.00	100	2018	2018	3	78	6,178	

TOTAL OB/XF 114,068

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

REVIEW DATE 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,277,611
TOTAL MARKET OB/XF VALUE		1,272,017
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TOTAL JUST VALUE		82,749,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,527,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0936/0888	6/14/2000	WD	Q	V		315,000

GRANTOR: COOK WK & BETTY ETAL
GRANTEE: BOARD OF COUNTY COM

BLD DATE	04/21/2021	KK	LGL DATE
XF DATE	04/21/2021	KK	LAND DATE 04/21/2021 KK
INC DATE			AG DATE

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
121	0351	CARPORT MT	0	0	32	14	448.00	SF	10.00	10.00	100	2015	2015	3	65	2,912	
122	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2013	2013	3	55	1,980	
123	0351	CARPORT MT	0	0	16	12	192.00	SF	10.00	10.00	100	2013	2013	3	55	1,056	
124	0351	CARPORT MT	0	0	32	12	384.00	SF	10.00	10.00	100	2013	2013	3	55	2,112	
125	0476	VF 6 SBPL	0	0	0	0	278.00	LF	32.00	32.00	100	2015	2015	3	87	7,740	
126	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 16,061

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 04/21/2021 BY KK Total Acres: 160.04 Total Land Value: 1,200,300 Market: 0 Agricultural: 0 Common: 1,200,300 PRINTED 07/30/2025 BY SYS