IN OR 706 PG 833

FIRST COAST FABRICATION INC
96144 NASSAU PLACE RD
YULEE, FL 32097

2025

25-2N-28-0000-0002-0240

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	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		5 100
Frame	05	STEEL 100
Story Height		17 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

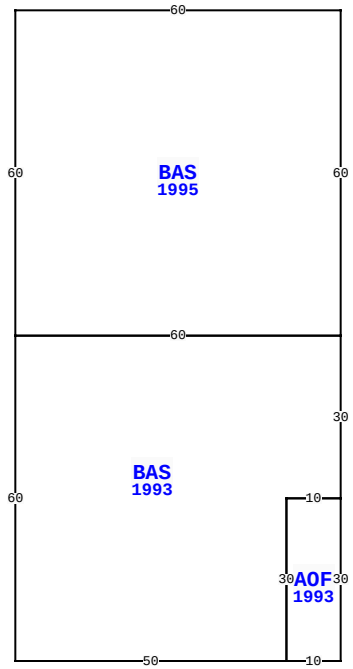
DOR CODE 4100 LIGHT MANUFACTURE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	100	1993	300	9,295
BAS	3,300	100	1993	3,300	102,247
BAS	3,600	100	1995	3,600	111,542
TOTALS	7,200			7,200	223,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	04	7,200	68.8200	37.33	268,776	1988	1988	0	0	0	17.00	83.00

1 LGHT MANUF – 0% - 0 Heated Area: 7200 HX Base Yr



96144 NASSAU PL, YULEE

BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,324
TOTAL MARKET OB/XF VALUE	34,372
TOTAL LAND VALUE - MARKET	183,795
TOTAL MARKET VALUE	476,491
SOH/AGL Deduction	174,650
ASSESSED VALUE	301,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,841
TOTAL JUST VALUE	476,491
NCON VALUE	0
INCOME VALUE	11
PREVIOUS YEAR MKT VALUE	457,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01443	ADDITION	137,142	12/01/1994
4968	NEW CONSTR	42,500	06/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0706/0833	6/07/1994	WD	Q	I	02	135,000
GRANTOR: WOLFE DOUGLAS & KATHE						
GRANTEE: FIRST COAST FABRICA						
0537/1096	3/01/1988	QC	U	V		100
GRANTOR: WOLFE DOUGLAS H						
GRANTEE: WOLFE DOUGLAS & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S60 BAS=[YR=1993] S60 E50 AOF=[YR=1993] E10N30 W10 S30$ N30 E10 N30 W60$ E60 N60$.

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	0810	CONCRETE A	0	0	42	4	260.00	SF	6.50	6.50	100	1988	1988	3	52	879	
2	0810	CONCRETE A	0	0	20	13	260.00	SF	6.50	6.50	100	1988	1988	3	52	879	
3	0810	CONCRETE A	0	0	8	2	16.00	SF	6.50	6.50	100	1988	1988	3	52	54	
4	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	100	1988	1988	3	52	338	
5	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	1988	1988	3	52	142	
6	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2002	2002	3	80	541	
7	0810	CONCRETE A	0	0	34	4	136.00	SF	6.50	6.50	100	2002	2002	3	80	707	
8	0430	CL FNC 6B	0	0	0	0	663.00	LF	9.70	9.70	100	1988	1988	3	24	1,543	
9	0430	CL FNC 6B	0	0	0	0	17.00	LF	9.70	9.70	100	1987	1987	3	23	38	
10	0424	CL FNC 6'	0	0	0	0	80.00	LF	20.00	20.00	100	1987	1987	3	23	368	

TOTAL OB/XF 5,489

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	004100	C	LIGHT MFG.	0		PUD	0.00	0.00	52,270.00	SF		1.00	1.00	1.00	3.50	3.50	182,945							
2	009605	C	WETLANDS	0		PUD	0.00	0.00	0.85	AC		1.00	1.00	1.00	1,000.00	1,000.00	850							

REVIEW DATE 06/16/2021 BY KK Total Acres: 2.05 Total Land Value: 183,795 Market: 0 Agricultural: 0 Common: 183,795 PRINTED 07/30/2025 BY SYS

IN OR 706 PG 833

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96144 NASSAU PLACE RD
YULEE, FL 32097

2025

25-2N-28-0000-0002-0240

BUILDING CHARACTERISTICS

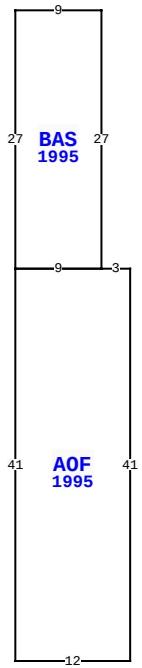
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	05	SAWTOOTH 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		43 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	492	185	1995	910	27,814
BAS	243	100	1995	243	7,427
TOTALS	735			1,153	35,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	1,153	62.5968	33.96	39,156	1995	1995	0	0	0	10.00	90.00

2 LGHT MANUF – 0% - 0 Heated Area: 735 HX Base Yr



96144 NASSAU PL, YULEE

BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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BUILDING MARKET VALUE	258,324
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ASSESSED VALUE	301,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,841
TOTAL JUST VALUE	476,491
NCON VALUE	0
INCOME VALUE	11
PREVIOUS YEAR MKT VALUE	457,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/0833	6/07/1994	WD	Q	I	02	135,000
GRANTOR: WOLFE DOUGLAS & KATHE						
GRANTEE: FIRST COAST FABRICA						
0537/1096	3/01/1988	QC	U	V		100
GRANTOR: WOLFE DOUGLAS H						
GRANTEE: WOLFE DOUGLAS & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W9S27E9AOF=[YR=1995] W9S41 E12N41W3$N27$.

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	0350	CARPORT WD	0	0	40	20	800.00	SF	13.00	13.00	100	1995	1995	3	20	2,080	
12	0803	ASPHALT C	0	0	0	0	4,107.00	SF	2.00	2.00	100	1988	1988	3	50	4,107	
13	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1987	1987	3	23	173	
14	0461	IRON FENCE	0	0	11	0	66.00	SF	8.50	8.50	100	2014	2014	3	96	539	
15	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1988	1988	3	20	160	
16	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1988	1988	3	20	180	
17	0098	AWNING MTL	0	0	0	0	16.00	SF	13.00	13.00	100	1988	1988	3	20	42	
18	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	1988	1988	3	25	563	
19	0351	CARPORT MT	0	0	0	0	1,561.00	SF	10.00	10.00	100	2014	2014	3	60	9,366	
20	0351	CARPORT MT	0	0	30	29	870.00	SF	10.00	10.00	100	1993	1993	3	20	1,740	

TOTAL OB/XF 18,950

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 06/16/2021 BY KK Total Acres: 2.05 Total Land Value: 183,795 Market: 0 Agricultural: 0 Common: 183,795 PRINTED 07/30/2025 BY SYS

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NEIGHBORHOOD/LOC	4002.00		

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE	06/16/2021	KK	LGL DATE
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NASSAU COUNTY PROPERTY

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GRANTEE: FIRST COAST FABRICA						
0537/1096	3/01/1988	QC	U	V		100
GRANTOR: WOLFE DOUGLAS H						
GRANTEE: WOLFE DOUGLAS & K						

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
21	0351	CARPORT MT	0	0	76	29	2,204.00	SF	10.00	10.00	100	2002	2002	3	20	4,408	
22	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	1988	1988	3	20	200	
23	0350	CARPORT WD	0	0	15	8	120.00	SF	13.00	13.00	100	1995	1995	3	20	312	
24	0680	POLE SHED	0	0	12	5	60.00	SF	10.00	10.00	100	2015	2015	3	75	450	
25	0350	CARPORT WD	0	0	30	18	540.00	SF	13.00	13.00	100	2015	2015	3	65	4,563	

LAND DESCRIPTION

TOTAL OB/XF 9,933

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 06/16/2021 BY KK Total Acres: 2.05 Total Land Value: 183,795 Market: 0 Agricultural: 0 Common: 183,795 PRINTED 07/30/2025 BY SYS