PT SEC 25-2N-28E
IN OR 1839/1574
BEING EXHIBITS A C D & E

LEE JOSEPH S JR & DAWN M/LEE TAMBRIA ELIZABETH
94121 PALM CIR S
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0000-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

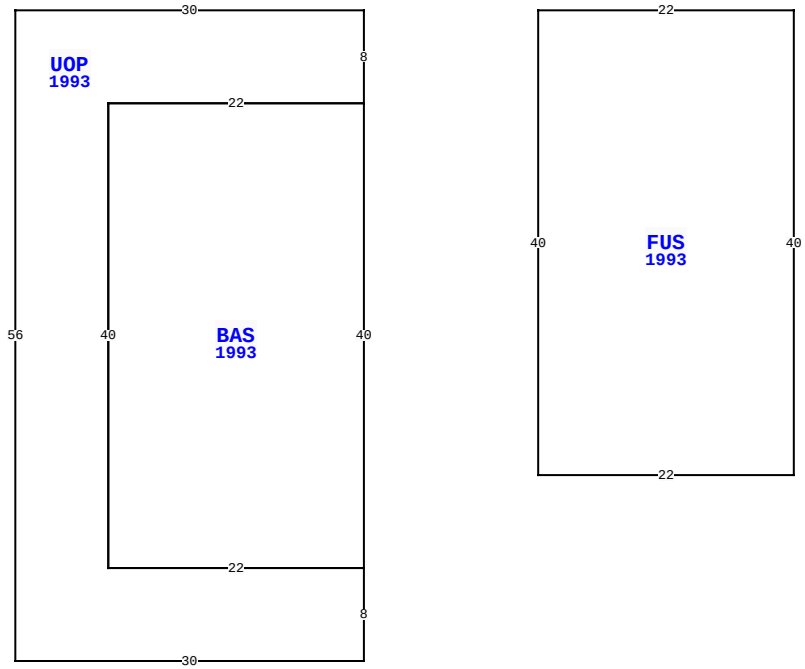
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	1993	880	78,702
FUS	880	100	1993	880	78,702
UOP	800	20	1993	160	14,309
TOTALS	2,560			1,920	171,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	105.8400	105.84	203,213	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1760 HX Base Yr



463908 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,789
TOTAL MARKET OB/XF VALUE	14,208
TOTAL LAND VALUE - MARKET	366,000
TOTAL MARKET VALUE	584,997
SOH/AGL Deduction	203,151
ASSESSED VALUE	381,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,846
TOTAL JUST VALUE	584,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996283	NEW CONSTR	60,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1574	2/12/2013	QC	U	I	11	100
GRANTOR: LEE JOSEPH S SR						
GRANTEE: LEE JOSEPH S JR & D						
1427/0403	7/11/2006	WD	Q	I	01	300,000
GRANTOR: LEE JOSEPH S JR & DAW						
GRANTEE: LEE JOSEPH S SR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S56 E30 N8 BAS=[YR=1993] N40 W22S40 E22$ W22 N40 E22 N8$ PTR= E15 FUS=[YR=1993] E22 S40 W22 N40$ W15$.

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	20.10	20.10	100	1990	1990	3	20	804	
2	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1995	1995	3	20	600	
3	0810	CONCRETE A	0	0	0	0	1,838.00	SF	6.50	6.50	100	1995	1995	3	68	8,124	
4	0681	POLE SHED	0	0	40	60	2,400.00	SF	7.50	7.50	100	1999	1999	3	26	4,680	

LAND DESCRIPTION

TOTAL OB/XF 14,208

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	000100	C	RES	0		CI	0.00	0.00	7.12	AC		1.00	1.00	0.50	100,000.00	50,000.00	356,000							
2	009530	C	POND	0		CI	0.00	0.00	4.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,000							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 11.12 Total Land Value: 366,000 Market: 0 Agricultural: 0 Common: 366,000 PRINTED 07/30/2025 BY SYS

PT SEC 25-2N-28E
IN OR 1839/1574
BEING EXHIBITS A C D & E

LEE JOSEPH S JR & DAWN M/LEE TAMBRIA ELIZABETH
94121 PALM CIR S
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0000-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

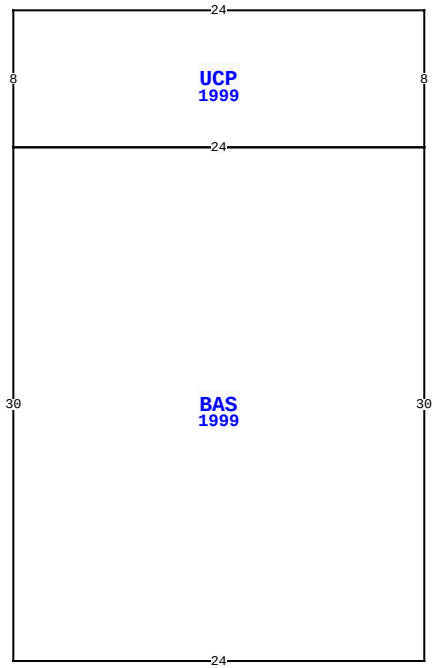
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1999	720	7,912
UCP	192	20	1999	38	418
TOTALS	912			758	8,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	758	66.0000	24.42	18,510	1995	1995	0	0	5	50.00	45.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



463908 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL MARKET VALUE	584,997
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ASSESSED VALUE	381,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,846
TOTAL JUST VALUE	584,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1839/1574	2/12/2013	QC	U	I	11	100
GRANTOR: LEE JOSEPH S SR						
GRANTEE: LEE JOSEPH S JR & D						
1427/0403	7/11/2006	WD	Q	I	01	300,000
GRANTOR: LEE JOSEPH S JR & DAW						
GRANTEE: LEE JOSEPH S SR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1999] W24 S8 BAS=[YR=1999] S30 E24 N30 W24 $ E24 N8 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/30/2022 BY DJA Total Acres: 11.12 Total Land Value: 366,000 Market: 0 Agricultural: 0 Common: 366,000 PRINTED 07/30/2025 BY SYS

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94121 PALM CIR S
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0000-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

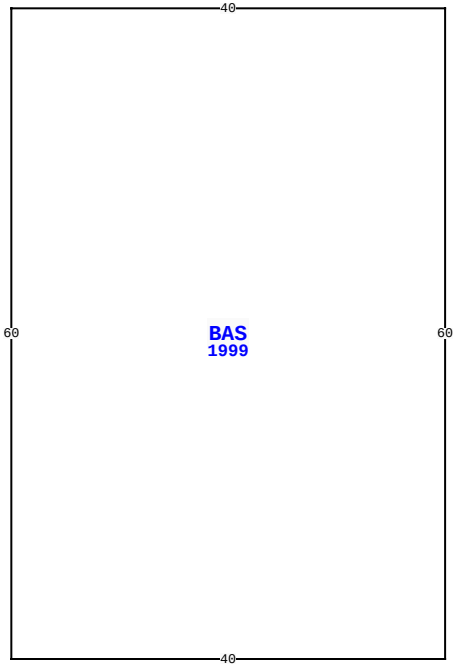
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1999	2,400	24,744
TOTALS	2,400			2,400	24,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	01	2,400	45.0800	20.62	49,488	1999	1999	0	0	0	50.00	50.00

3 PREFAB MTL – 0% - 0 Heated Area: 2400 HX Base Yr



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463908 SR 200, YULEE

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VALUATION BY	STANDARD
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BASE TAXABLE VALUE	381,846
TOTAL JUST VALUE	584,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: LEE JOSEPH S JR & D						
1427/0403	7/11/2006	WD	Q	I	01	300,000
GRANTOR: LEE JOSEPH S JR & DAW						
GRANTEE: LEE JOSEPH S SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S60 E40 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

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

REVIEW DATE 11/30/2022 BY DJA Total Acres: 11.12 Total Land Value: 366,000 Market: 0 Agricultural: 0 Common: 366,000 PRINTED 07/30/2025 BY SYS