



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		2 100
Stories	1.	1. 100

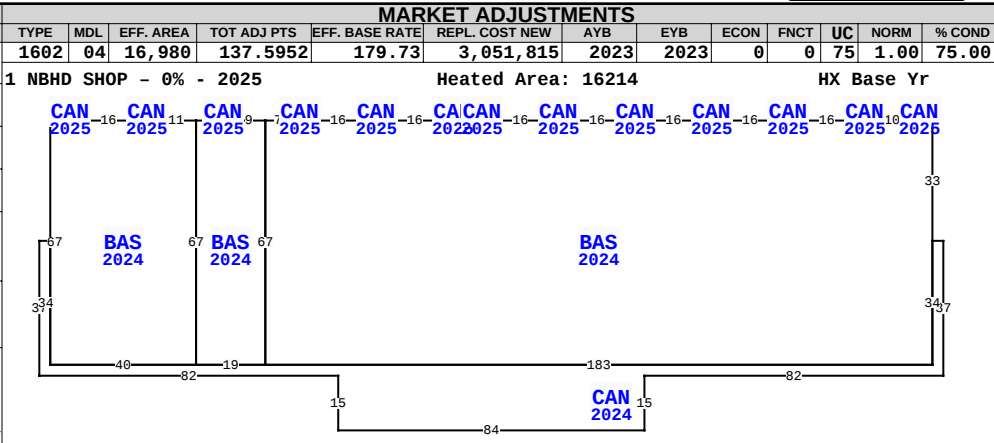
Quality	06	Quality Level 06
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,273	100	2024	1,273	171,597
BAS	2,680	100	2024	2,680	361,257
BAS	12,261	100	2024	12,261	652,753
CAN	2,208	30	2024	662	89,236
CAN	25	30	2025	8	1,079
CAN	25	30	2025	8	1,079
CAN	25	30	2025	8	1,079
CAN	25	30	2025	8	1,079
CAN	25	30	2025	8	1,079
CAN	25	30	2025	8	1,079
TOTALS	18,747			16,980	288,861

EXTRA FEATURES		
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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	29,665.00	SF	2.00	2.00	100	2024	2023		90	53,397	
2	0855	CONC PAVER	0	0	0	0	7,917.00	SF	10.00	10.00	100	2024	2023		100	79,170	
3	0400	CONC CURB	0	0	0	0	1,040.00	LF	15.00	15.00	100	2024	2023		100	15,600	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2025	2024		100	2,530	
5	0423	CL FNC 5'	0	0	0	0	540.00	LF	6.85	6.85	100	2025	2024		100	3,699	
6	1126	CB/STC 8"	0	0	40	8	320.00	SF	8.00	8.00	100	2025	2024		100	2,560	
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2025	2024		100	350	
8	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	2025	2024		100	1,300	
9	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2025	2024		100	1,000	
10	0966	FIRE SPRNK	0	0	0	0	16,214.00	SF	3.00	3.00	100	2025	2024		100	48,642	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001000	C	COMMERCIAL	0	
2	009630	C	SWAMP	0	



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
1602	04	16,980	137.5952	179.73	3,051,815	2023	2023	0	0	75	1.00	75.00

** This building has 17 Sub-Areas

96031 VICTORIAS PL, YULEE

BLD DATE	02/28/2025	KW	LGL DATE	
XF DATE			LAND DATE	04/25/2025
INC DATE	05/09/2025	REA	AG DATE	

TOTAL OB/XF 208,248

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		DIRECT_CAP	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			3,040,311
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			3,040,311
SOH/AGL Deduction			0
ASSESSED VALUE			3,040,311
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,040,311
TOTAL JUST VALUE			3,040,311
NCON VALUE			1,057,173
INCOME VALUE			3,040,311
PREVIOUS YEAR MKT VALUE			1,673,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004016	PRIVATE PROVIDER	670,778	04/16/2025
C0250000413	TENANT BUILD-OUT	270,385	01/13/2025
B240011047	TENANT BUILD-OUT	270,385	09/30/2024
B240000565	DUMPSTER ENCLOSUR	15,000	01/17/2024
B2200008030	NEW CONSTR	2,401,984	05/24/2022
C0250005783			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2516/0275	11/17/2021	SW U	U	V	30	5,000	
GRANTOR: BEEMER & ASSOCIATES X							
GRANTEE: NEW VICTORIA PLACE							
2478/1096	7/09/2021	QC U	U	V	11	100	
GRANTOR: BEEMER & ASSOCIATES X							
GRANTEE: BEEMER & ASSOCIATES							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2024;LABEL=units:104-112;ORIG=254,10] E5 E1 S33 S34 W183 N67 E7 E5 E16 E5 E16 E5 E3 E5 E16 E5 E16 E5 E16 E5 E16 E5 E16 E5 E10 \$	
BAS=[YR=2024;LABEL=units:101-102;ORIG=18,77] E40 N67 W11 W5 W16 W5 W3 S67 \$	
CAN=[YR=2024;ORIG=18,43] W3 S37 E82 S15 E84 N15 E82 N37 W3 S34 W183 W19 W40 N34 \$	
BAS=[YR=2024;LABEL=unit:103;ORIG=77,10] W9 W5 W5 S67 E19 N67 \$	
CAN=[YR=2025;ORIG=259,10] W5 N5 E5 S5 \$	
CAN=[YR=2025;LABEL=101;ORIG=21,10] E5 N5 W5 S5 \$	
CAN=[YR=2025;LABEL=112;ORIG=239,10] E5 N5 W5 S5 \$	