LOT 4 & PT OF SE1/4 OF
SEC 25-2N-28E PT OR 2215/1447
BEING PARCELS A & B

DAVIS YULEE 2 LLC
2600 MAIN STREET
GAINESVILLE, FL 32609

2025

25-2N-28-0601-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

96117 CESSNA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,238
TOTAL LAND VALUE - MARKET	74,375
TOTAL MARKET VALUE	83,613
SOH/AGL Deduction	9,086
ASSESSED VALUE	74,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,527
TOTAL JUST VALUE	83,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2215/1447	8/01/2018	SW	Q	I	05	5,200,000
GRANTOR: RICK KEFFER DODGE CHR						
GRANTEE: DAVIS YULEE 2 LLC						
1942/0831	10/15/2014	WD	Q	I	02	123,000
GRANTOR: CONLEY DAVID M & CATH						
GRANTEE: RICK KEFFER DODGE C						

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
1	0810	CONCRETE A	0	0	0	0	1,132.00	SF	6.50	6.50	100	1985	1985	3	44	3,238	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,238

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		OR	0.00	0.00	0.70	AC		1.00	1.00	1.25	85,000.00	106,250.00	74,375							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 74,375 Market: 0 Agricultural: 0 Common: 74,375 PRINTED 07/30/2025 BY SYS