

BLK 1 PT LOTS 1,2 & 3 & PT OF
SEC'S 33,50,51-3N-27E IN
OR 2544/139

FLOOD FRANCIS D
PO BOX 1257
YULEE, FL 32041

2025

33-3N-27-0000-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4														
Exterior Wall	03	BELOW AVG. 100	1101	04	2,286	46.6830	65.12	148,864	1901	1901	0	0	0	50.00	50.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR - 0% - 0														Heated Area: 1260 HX Base Yr												
Roof Cover	01	MINIMUM 100	11 35 11 35 36 35 36 7 35 7 35 CAN 1993 BAS 1993 CAN 1993 11 35 11 35 36 35 36 7 23 7 23 12 CAN 1998 UUS 1993 CAN 1993														VALUATION SUMMARY												
Interior Wall	01	MINIMUM 100															VALUATION BY												
Interior Floo	09	PINE WOOD 100															Tax Group: 4 Tax Dist:												
Ceiling	02	F.NOT SUS 100															BUILDING MARKET VALUE 164,128												
Air Condition	01	NONE 100															TOTAL MARKET OB/XF VALUE 8,939												
Heating Type	02	CONVECTION 100															TOTAL LAND VALUE - MARKET 378,960												
Fixtures	3	100															TOTAL MARKET VALUE 552,027												
Frame	02	WOOD FRAME 100															SOH/AGL Deduction 199,696												
Story Height	10	100															ASSESSED VALUE 352,331												
RMS	1	100															TOTAL EXEMPTION VALUE 0												
Stories	1.	1. 100	BASE TAXABLE VALUE 352,331																										
Units	0	100	TOTAL JUST VALUE 552,027																										
BUD8 Adjustme	04	DIST 01 100	NCON VALUE 0																										
Occupancy	00	OWNER OCC 100	INCOME VALUE																										
Quality 02 Quality Level 02			PREVIOUS YEAR MKT VALUE 379,106																										
DOR CODE 1100 STORES, 1 STORY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4051.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,260	100	1993	1,260	41,026																								
CAN	161	30	1993	48	1,563																								
CAN	245	30	1993	74	2,410																								
CAN	385	30	1993	116	3,777																								
CAN	385	30	1998	116	3,777																								
UUS	1,344	50	1993	672	21,881																								
TOTALS	3,780			2,286	74,432																								
EXTRA FEATURES						463083 EAST SR 200, YULEE																							
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	0350	CARPORT WD	0	0	30	20	600.00	SF	13.00	13.00	100	1989	1989	3	20	1,560													
2	0810	CONCRETE A	0	0	0	0	372.00	SF	6.50	6.50	100	1993	1993	3	64	1,548													
3	0351	CARPORT MT	0	0	22	20	440.00	SF	10.00	10.00	100	1996	1996	3	20	880													
4	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1998	1998	3	20	180													
5	0422	CL FNC 4'	0	0	0	0	600.00	LF	15.00	15.00	100	1996	1996	3	36	3,240													
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1996	1996	3	36	252													
7	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	1998	1998	3	73	712													
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	42	378													
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3	42	189													
TOTAL OB/XF 8,939																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001200	C	STORE COMB	0	0004	CG	0.00	0.00	63,160.00	SF		1.00	1.00	1.00	6.00	6.00	378,960												
REVIEW DATE 09/02/2020 BY KK Total Acres: 1.45 Total Land Value: 378,960 Market: 0 Agricultural: 0 Common: 378,960 PRINTED 07/30/2025 BY SYS																													

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