

PT S1/2 OF SEC 35-4N-26E & PT
GOVT LOT 4 OF SEC 36-4N-26E &
PT NE1/4 OF SEC 2-3N-26E IN

US VENTURES FL WCT LLC
5415 LAKE HOWELL RD #142
WINTER PARK, FL 32792

2025

35-4N-26-0000-0001-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	23	REINF CONC 100			
Roof Structur	13	P-STRESS C 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	17	PRECAST CN 100			
Ceiling	04	NONE 100			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 100			
Plumbing		0 100			
Frame	04	REIN CONC 100			
Story Height		8 100			
RMS		1 100			
Stories	1.	1. 100			
Class	00	. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	5501	TIMBER 2-2 SI 80-89			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	4001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2008	160	13,596
TOTALS	160			160	13,596

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4898	06	160	267.4758	87.60	14,016	2008	2008	0	0	0	3.00	97.00	
1 PREFAB UTL - 0% - 0													
Heated Area: 160 HX Base Yr													
BAS 2008													
852500 US HWY 17, YULEE													
BLD DATE		02/10/2015		DC		LGL DATE		03/25/2025		DC			
XF DATE						LAND DATE							
INC DATE						AG DATE							

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				13,596		
TOTAL MARKET OB/XF VALUE				25,144		
TOTAL LAND VALUE - MARKET				1,460,910		
TOTAL MARKET VALUE				157,215		
SOH/AGL Deduction				0		
ASSESSED VALUE				157,215		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				157,215		
TOTAL JUST VALUE				1,499,650		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				378,885		

EXTRA FEATURES										852500 US HWY 17, YULEE			INC DATE					AG DATE			
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	0430	CL FNC 6B	0	0	531	0	531.00		LF	9.70	9.70	100	2008	2008	3	72	3,709				
2	0463	FENCE GATE	0	0	0	0	5.00		UT	300.00	300.00	100	2008	2008	3	72	1,080				
3	0810	CONCRETE A	0	0	22	8	176.00		SF	6.50	6.50	100	2008	2008	3	88	1,007				
4	0810	CONCRETE A	0	0	10	5	50.00		SF	6.50	6.50	100	2008	2008	3	88	286				
5	0810	CONCRETE A	0	0	12	5	60.00		SF	6.50	6.50	100	2008	2008	3	88	343				
6	0810	CONCRETE A	0	0	3	3	9.00		SF	6.50	6.50	100	2008	2008	3	88	51				
7	0819	CONC 12"	0	0	7	7	49.00		SF	9.50	9.50	100	2008	2008	3	88	410				
8	0098	AWNING MTL	0	0	3	2	6.00		SF	13.00	13.00	100	2008	2008	3	31	24				
9	0937	WELL	0	0	0	0	1.00		UT	6,000.00	6,000.00	100	0	0	3	100	6,000				
10	0936	SEPTC TANK	0	0	0	0	1.00		UT	6,000.00	6,000.00	100	0	0	3	100	6,000				

LAND DESCRIPTION										TOTAL OB/XF										18,910									
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	005501	A	TIMBER 2 P S	0		IW			115.00	AC		1.00	1.00	1.00	515.00	515.00	59,225												
2	005901	A	HARDWOOD SI	0		IW			14.00	AC		1.00	1.00	1.00	225.00	225.00	3,150												
3	009530	C	POND	0		IW			22.44	AC		1.00	1.00	1.00	2,500.00	2,500.00	56,100												
4	009910	M	MARKET VALUE	0		IW		5,619,240.00		SF		1.00	1.00	1.00	0.25	0.25	1,404,810												
REVIEW DATE		03/25/2025		BY DC		Total Acres: 151.44			Total Land Value: 118,475			Market: 1,404,810			Agricultural: 62,375			Common: 56,100			PRINTED 07/30/2025 BY SYS								

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