PT GOVT LOT 1 OF SEC 1-2N-27E
& PT OF GOVT LOT 4 OF
SEC 25-2N-28E & PT OF GOVT LOT

SRTJR YULEE LLC
PO BOX 1427
THOMASVILLE, GA 31799

2025

37-2N-27-0000-0001-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,482,920
TOTAL MARKET VALUE	2,482,920
SOH/AGL Deduction	0
ASSESSED VALUE	2,482,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,482,920
TOTAL JUST VALUE	2,482,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,417,580

ASHLEY FURNITURE STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012126	CONSTRUCTION OF A	5,997,775	10/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2677/1413	11/03/2023	SW	Q	V	01	3,000,000

GRANTOR: DJG 28 CHESTER LLC

GRANTEE: SRTJR YULEE LLC

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

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
1	001000	C	COMMERCIAL	0		IW	0.00	0.00	130,680.00	SF		1.00	1.00	1.00	19.00	19.00	2,482,920							

REVIEW DATE 05/15/2025 BY KW Total Acres: 3.00 Total Land Value: 2,482,920 Market: 0 Agricultural: 0 Common: 2,482,920 PRINTED 07/30/2025 BY SYS