UNIT 1
IN OR 2180/1218
GENE LASSERE YULEE CONDO

ALDI(FLORIDA) LLC
2651 SR 17 S
HAINES CITY, FL 33844

2025

37-2N-27-1272-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0490	LAND CONDO
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	21,116			21,116	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0127200		21,116				2019	2019	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

463689 SR 200, YULEE

BLD DATE	02/27/2020 KK	LGL DATE	04/25/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	4,455,476
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,455,476
SOH/AGL Deduction	0
ASSESSED VALUE	4,455,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,455,476
TOTAL JUST VALUE	4,455,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,414,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004396	NEW CONSTR	1,926,566	01/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/1218	2/23/2018	SW	Q	V	01	1,500,000

GRANTOR: 2017 GENE LASSERE YUL

GRANTEE: ALDI(FLORIDA) 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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS