TRACT 7
IN OR 2618/1562
5TH AMENDMENT REC ESMT &

NLA YULEE LLC
105 TALLAPOOSA STREET STE 307
MONTGOMERY, AL 36104

2025

37-2N-27-1950-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

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

463809 SR 200, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	744,876
TOTAL MARKET VALUE	744,876
SOH/AGL Deduction	0
ASSESSED VALUE	744,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	744,876
TOTAL JUST VALUE	744,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002180	DEMO OF HIGHWAY 5	18,794	03/03/2025
230011317	DUMSPTER ENC.		09/06/2023
230011318	DRIVE THRU	5,000	09/06/2023
B230011316	2501 SF BLDG_ HWY	514,330	09/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/1562	2/09/2023	SW	Q	V	01	950,000
GRANTOR: JATE INC						
GRANTEE: NLA YULEE LLC						
1394/1397	3/09/2006	WD	Q	V		800,000
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: JATE INC						

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	0003	IW	0.00	0.00	39,204.00	SF		1.00	1.00	1.00	19.00	19.00	744,876							

REVIEW DATE 04/09/2025 BY KW Total Acres: 0.00 Total Land Value: 744,876 Market: 0 Agricultural: 0 Common: 744,876 PRINTED 07/30/2025 BY SYS