TRACT 11
IN OR 2090/369
5TH AMENDMENT REC ESMT &

VYSTAR CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

2025

37-2N-27-1950-0011-0000

BUILDING CHARACTERISTICS

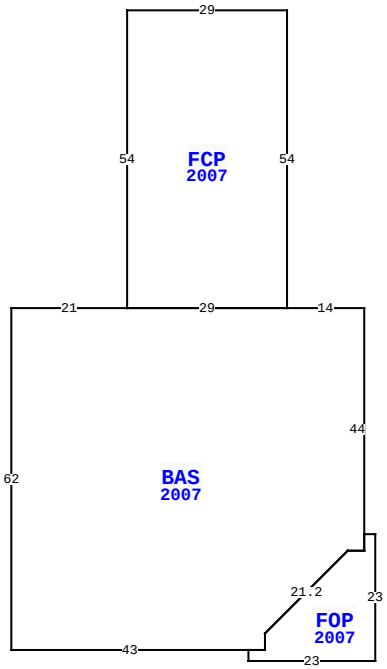
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,757	100	2007	3,757	618,847
FCP	1,566	30	2007	470	77,417
FOP	300	30	2007	90	14,825
TOTALS	5,623			4,317	711,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2302	04	4,317	110.8383	213.92	923,493	2007	2007	0	0	10	13.00	77.00

1 BRNCH BANK – 0% - 0 Heated Area: 3757 HX Base Yr



463775 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
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	711,090
TOTAL MARKET OB/XF VALUE	145,012
TOTAL LAND VALUE - MARKET	1,061,130
TOTAL MARKET VALUE	1,917,232
SOH/AGL Deduction	288,714
ASSESSED VALUE	1,628,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,628,518
TOTAL JUST VALUE	1,917,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,875,000

VYSTAR CREDIT UNION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003869	REPAIR/RRF	15,000	05/02/2017
17000941	XFOB	30,000	03/31/2017
17000940	REMODEL	100,000	03/01/2017
B0618098	NEW CONSTR	0	12/01/2006
C18098	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/0369	12/20/2016	WD	Q	I	01	1,200,000
GRANTOR: AMSOUTH BANK						
GRANTEE: VYSTAR CREDIT UNION						
1368/0761	11/21/2005	WD	Q	V		960,000
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: AMSOUTH BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W14 W29 W21 S62 E43 E3 N3 U15R15 E3 N44 $
FCP=[YR=2007;ORIG=-14,0] N54 W29 S54 E29 $
FOP=[YR=2007;ORIG=-21,62] S2 E23 N23 W2 S3 W3 D15L15 S3 W3 $
.

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
1	0803	ASPHALT C	0	0	0	0	27,514.00	SF	2.00	2.00	100	2007	2007	3	58	31,916	
2	0812	CONCRETE C	0	0	0	0	1,896.00	SF	4.00	4.00	100	2007	2007	3	87	6,598	
3	0400	CONC CURB	0	0	0	0	1,221.00	LF	15.00	15.00	100	2007	2007	3	90	16,484	
4	0402	CONC BUMPE	0	0	0	0	26.00	UT	18.75	18.75	100	2007	2007	3	90	439	
5	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2007	2007	3	100	900	
6	4950	BOLLARD	0	0	0	0	26.00	UT	100.00	100.00	100	2007	2007	3	100	2,600	
7	0524	PUMP ISLND	0	0	0	0	371.00	SF	4.50	4.50	100	2007	2007	3	96	1,603	
8	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	100	1,500	
9	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2007	2007	3	69	13,966	
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2007	2007	3	69	690	

TOTAL OB/XF 76,696

LAND DESCRIPTION

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	002300	C	FINANCIAL	0	0004	IW	0.00	0.00	50,530.00	SF		1.00	1.00	1.00	21.00	21.00	1,061,130							

REVIEW DATE 04/18/2024 BY KW Total Acres: 0.00 Total Land Value: 1,061,130 Market: 0 Agricultural: 0 Common: 1,061,130 PRINTED 07/30/2025 BY SYS

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XF DATE		LAND DATE	04/25/2025 MLU
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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
11	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2007	2007	3	96	6,720	
12	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	96	5,760	
13	2010	RVLT DR 6"	0	0	0	0	1.00	UT	21,000.00	21,000.00	100	2007	2007	3	96	20,160	
14	0095	A.T.M.	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2017	2017	3	74	14,800	
15	0810	CONCRETE A	0	0	0	0	439.00	SF	6.50	6.50	100	2017	2017	3	96	2,739	
16	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2017	2017	3	100	200	
17	0400	CONC CURB	0	0	0	0	86.00	LF	15.00	15.00	100	2017	2017	3	97	1,251	
18	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
19	1123	CB 8"	0	0	0	0	228.00	SF	6.15	6.15	100	2017	2017	3	96	1,346	
20	0095	A.T.M.	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2017	2017	3	74	14,800	

TOTAL OB/XF 68,316

LAND DESCRIPTION

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 04/18/2024 BY KW Total Acres: 0.00 Total Land Value: 1,061,130 Market: 0 Agricultural: 0 Common: 1,061,130 PRINTED 07/30/2025 BY SYS