IN OR 292 PG 191
LOFTON-CREEK PARK/BOAT RAMP
UTIL ESMT IN OR 739/1280

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

38-2N-27-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

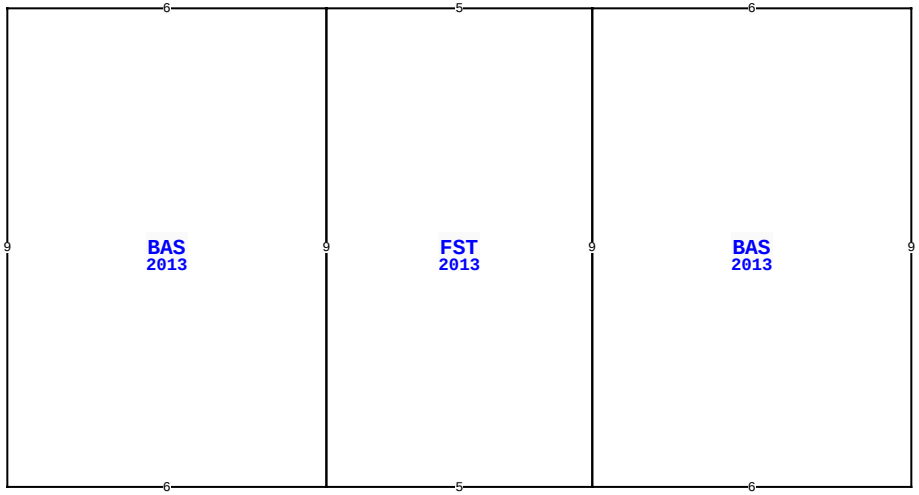
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100	2013	54	6,164
BAS	54	100	2013	54	6,164
FST	45	50	2013	22	2,512
TOTALS	153			130	14,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	130	78.4350	132.36	17,207	2013	2013	0	0	0	13.75	86.25

1 RSTRM BLDG – 0% - 0 Heated Area: 108 HX Base Yr



463540 EAST SR 200, YULEE

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022 KK
INC DATE			AG DATE	

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	107	100	14,748.00	SF	2.00	2.00	100	1990	1990	3	50	14,748	
2	0803	ASPHALT C	0	0	0	0	1,602.00	SF	2.00	2.00	100	2010	2010	3	64	2,051	
3	0810	CONCRETE A	0	0	0	0	605.00	SF	6.50	6.50	100	1998	1998	3	73	2,871	
4	0300	BOAT DCK W	0	0	0	0	1,094.00	SF	40.00	40.00	100	1998	1998	3	25	10,940	
5	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1998	1998	3	20	120	
6	0920	CWALL-WD/M	0	0	0	0	494.00	LF	390.00	390.00	100	1998	1998	3	20	38,532	
7	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1998	1998	3	100	3,000	
8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1998	1998	3	42	1,959	
9	0310	AL GANG WY	0	0	0	0	36.00	LF	115.00	115.00	100	2000	2000	3	20	828	
10	0302	FLT DOCK C	0	0	30	8	240.00	SF	50.00	50.00	100	2000	2000	3	20	2,400	

TOTAL OB/XF 77,449

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		14,841
TOTAL MARKET OB/XF VALUE		82,116
TOTAL LAND VALUE - MARKET		426,538
TOTAL MARKET VALUE		523,495
SOH/AGL Deduction		0
ASSESSED VALUE		523,495
TOTAL EXEMPTION VALUE	03	523,495
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		523,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,490

MELTON NELSON MEMORIAL PARK AND BOAT RAMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326993	PRECAST CC RESTRO	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0262/0191	5/25/1979	QC	Q	V	03	100

GRANTOR: STATE OF FLORIDA
GRANTEE: NASSAU COUNTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W6 FST=[YR=2013] W5 BAS=[YR=2013] W6 S9 E6 N9$ S9 E5 N9 $ S9 E6 N9$.

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	008600	C	COUNTY	0	0004	OR	0.00	0.00	88,862.00	SF		1.00	1.00	1.20	4.00	4.80	426,538							

REVIEW DATE 02/09/2022 BY KK Total Acres: 2.04 Total Land Value: 426,538 Market: 0 Agricultural: 0 Common: 426,538 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2013	2013	3	83	747	
12	0812	CONCRETE C	0	0	201	5	1,005.00	SF	4.00	4.00	100	2013	2013	3	93	3,739	
13	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	2013	2013	3	93	181	

LAND DESCRIPTION

TOTAL OB/XF 4,667

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 02/09/2022 BY KK Total Acres: 2.04 Total Land Value: 426,538 Market: 0 Agricultural: 0 Common: 426,538 PRINTED 07/30/2025 BY SYS