IN OR 2601/519
FPL ESMT OR 324/174
(EX 14-12 & 14-16)

ORTAMI LLC
763 CASIANO DR APT B
SANTA BARBARA, CA 93105

2025

38-2N-27-0000-0014-0100

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

463510 SR 200, 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	188,490
TOTAL MARKET VALUE	188,490
SOH/AGL Deduction	0
ASSESSED VALUE	188,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,490
TOTAL JUST VALUE	188,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24779	DEMOLITION	2,900	06/01/2011
Z991150	OTHER	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0519	11/04/2022	SW	U	I	11	100
GRANTOR: 463510 SR 200 LLC						
GRANTEE: ORTAMI LLC						
2522/0846	12/16/2021	WD	Q	V	01	265,000
GRANTOR: SMALL ISSAC, HILL ROD						
GRANTEE: 463510 SR 200 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		CPO	109.00	180.00	37,698.00	SF		1.00	1.00	0.50	10.00	5.00	188,490							

REVIEW DATE 04/28/2025 BY DC Total Acres: 0.87 Total Land Value: 188,490 Market: 0 Agricultural: 0 Common: 188,490 PRINTED 07/30/2025 BY SYS