LAND UNIT 2, PHASE 1
YULEE PROFESSIONAL PARK, A
LAND CONDOMINIUM OR 2164/1723

YULEE PROFESSIONAL PARK BUILDING CONDO ASSOCIATION
105 OYSTER BAY WAY
PONTE VEDRA, FL 32081

2025

38-2N-27-8604-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

463380 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	380,000
TOTAL MARKET VALUE	380,000
SOH/AGL Deduction	7,815
ASSESSED VALUE	372,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,185
TOTAL JUST VALUE	380,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001889	NEW CONSTR	524,200	07/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0351	12/29/2020	QC	U	V	11	100

GRANTOR: ABM DEVELOPERS LLC
GRANTEE: YULEE PROFESSIONAL

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	000499	C	CONDO/LAND O	0		CPO	0.00	0.00	1.00	UT		1.00	1.00	1.00	380,000.00	380,000.00	380,000							

REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 380,000 Market: 0 Agricultural: 0 Common: 380,000 PRINTED 07/30/2025 BY SYS