



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																		VALUATION BY					STANDARD																
																		Tax Group: 4					Tax Dist:																
																		BUILDING MARKET VALUE					0																
																		TOTAL MARKET OB/XF VALUE					0																
																		TOTAL LAND VALUE - MARKET					0																
																		TOTAL MARKET VALUE					0																
																		SOH/AGL Deduction					0																
																		ASSESSED VALUE					0																
																		TOTAL EXEMPTION VALUE					0																
																		BASE TAXABLE VALUE					0																
																		TOTAL JUST VALUE					0																
																		NCON VALUE					0																
																		INCOME VALUE					0																
																		PREVIOUS YEAR MKT VALUE					0																
DOR CODE						N. NOTE RECORD																																	
MAP NUM						MKT AREA										04																							
NEIGHBORHOOD/LOC						4005.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS						474274 SR 200, FERNANDINA BEACH																																	
EXTRA FEATURES																																							
L N	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																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
REVIEW DATE						02/01/2024						BY		KBA		Total Acres: 0.00				Total Land Value: 0				Market: 0				Agricultural: 0				Common: 0				PRINTED 07/30/2025 BY SYS			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16478	NEW CONSTR	30,053	11/01/2005
P10352	OTHER	0	11/01/2005
M10211	MECH OTHER	1,300	08/01/2005
M10067	MECH OTHER	0	07/01/2005
M10068	MECH OTHER	0	07/01/2005
M10069	MECH OTHER	0	07/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1317/1698	5/16/2005	WD Q	I			4,950,000	
GRANTOR: PROPERTY MANAGEMENT S							
GRANTEE: B&B YULEE JUNCTION							
1172/0137	9/16/2003	WD Q	V			800,000	
GRANTOR: D L C PROPERTIES INC							
GRANTEE: PROPERTY MANAGEMENT							

BUILDING NOTES

BUILDING DIMENSIONS