PT E WATERMAN MILL GRANT
SEC 41-3N-26E IN OR 1845/1533

HIGHWAY 17 FARM LLC
1666 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

41-3N-26-0000-0002-0010

BUILDING CHARACTERISTICS

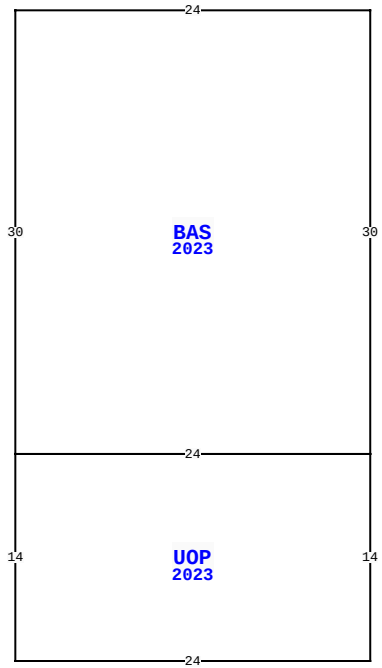
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2023	720	14,152
UOP	336	20	2023	67	1,317
TOTALS	1,056			787	15,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	787	63.2500	23.40	18,416	2011	2011	0	0	0	16.00	84.00

1 GARAGE RES – 0% - 2023 Heated Area: 720 HX Base Yr



852042 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,469
TOTAL MARKET OB/XF VALUE	2,296
TOTAL LAND VALUE - MARKET	153,900
TOTAL MARKET VALUE	171,665
SOH/AGL Deduction	40,804
ASSESSED VALUE	130,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,861
TOTAL JUST VALUE	171,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,206

EST EYB/SIZE OF MODULAR METAL BLDG FROM AERIALS: K

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23460	ELEC OTHER	0	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/1533	2/26/2013	TD	U	V	11	100
GRANTOR: MILLER DAVID F SR TRU						
GRANTEE: HIGHWAY 17 FARM LLC						
1749/0150	7/22/2011	WD	U	V	30	166,300
GRANTOR: 17/95 RV PARK LLC						
GRANTEE: MILLER DAVID F SR T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] E24 S30 W24 N30 $
UOP=[YR=2023;ORIG=50,40] E24 S14 W24 N14 $
.

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	0810	CONCRETE A	0	0	16	24	384.00	SF	6.50	6.50	100	2024	2012		92	2,296	

LAND DESCRIPTION

TOTAL OB/XF 2,296

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	000100	C	RES	0		OR	0.00	0.00	8.55	AC		1.00	1.00	1.00	18,000.00	18,000.00	153,900							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 8.55 Total Land Value: 153,900 Market: 0 Agricultural: 0 Common: 153,900 PRINTED 07/30/2025 BY SYS