



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	2001	1,458	77,944
TOTALS	1,458			1,458	77,944

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	7,084.00	SF	2.00
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00
3	0421	CL FNC 3'	0	0	0	0	160.00	LF	4.00
4	0430	CL FNC 6B	0	0	0	0	480.00	LF	9.70
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00
6	1242	WD DECK A	0	0	0	0	598.00	SF	10.00
7	0812	CONCRETE C	0	0	0	0	3,192.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0004	IW	0.00	0.00	44,160.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1709	04	1,458	102.4947	83.53	121,787	2001	2010	0	0	0	36.00	64.00	
2 MH OFFICE - 0% - 0													
Heated Area: 1458													
HX Base Yr													
BAS 2001													
850785 US HWY 17, YULEE													
03/18/2025 MLU													

TOTAL OB/XF													
16,451													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		77,944	
TOTAL MARKET OB/XF VALUE		16,451	
TOTAL LAND VALUE - MARKET		198,720	
TOTAL MARKET VALUE		293,115	
SOH/AGL Deduction		40,381	
ASSESSED VALUE		252,734	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,734	
TOTAL JUST VALUE		293,115	
NCON VALUE		0	
INCOME VALUE		2,443,194	
PREVIOUS YEAR MKT VALUE		229,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21028	DEMOLITION	2,000	01/01/2008
B017864	NEW CONSTR	92,500	02/02/2002
Z011483	OTHER	0	04/01/2001
P014564	REMODEL	28	03/01/2001
Z01422	OTHER	0	09/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/1336	12/31/2021	WD	Q	I	01	305,000
GRANTOR: BULLS ENTERPRISES INC						
GRANTEE: LIBERTY BAIL BONDS						
1028/0125	12/31/2001	QC	U	I	19	34,800
GRANTOR: BULLS EDWARD GARY						
GRANTEE: BULLS ENTERPRISES I						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W54 S27 E54 N27 \$.									