IN OR 457 PG 413
ESMT PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2025

42-2N-27-0000-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

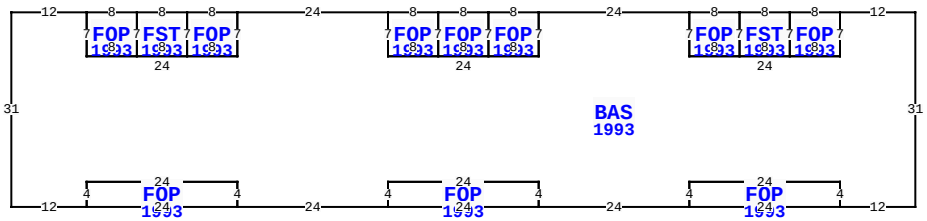
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,672	100	1993	3,672	251,770
FOP	56	30	1993	17	1,166
FOP	56	30	1993	17	1,166
FOP	56	30	1993	17	1,166
FOP	56	30	1993	17	1,166
FOP	56	30	1993	17	1,166
FOP	56	30	1993	17	1,166
FOP	56	30	1993	17	1,166
FOP	56	30	1993	17	1,166
FOP	96	30	1993	29	1,989
FOP	96	30	1993	29	1,989
TOTALS	4,464			3,940	270,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,940	113.6090	96.57	380,486	1986	1986	0	0	0	29.00	71.00

1 APARTMENT – 0% - 0 Heated Area: 3672 HX Base Yr



** This building has 13 Sub-Areas

850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE		
XF DATE	12/19/2018	KK	LAND DATE	03/19/2025	DC
INC DATE	07/22/2024	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,388,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,388,683
SOH/AGL Deduction	1,444,501
ASSESSED VALUE	944,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	944,182
TOTAL JUST VALUE	2,388,683
NCON VALUE	0
INCOME VALUE	2,388,683
PREVIOUS YEAR MKT VALUE	2,388,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615551	RRF-MULTI PRMTS/B	82,561	11/01/2016
960553	REPAIR/RRF	20,200	12/01/1996
3030-	N/A	545,530	10/11/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 $ S7 E8 N7 $ S7 E8 N7 $ S7 W24 N7 W24 FOP=[YR=1993] W8 FOP=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 $ S7 E8 N7 $ S7 E8 N7 $ S7 W24 N7 W24 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 $ S7 E8 N7 $ S7 E8 N7 $ S7 W24 N7 W12 S31 E12 FOP=[YR=1993] E24 N4 W24 S4 $ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 $ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 E12 N31 $.

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	0803	ASPHALT C	0	0	0	0	44,000.00	SF	2.00	2.00	100	1986	1986	3	50	44,000	
2	0812	CONCRETE C	0	0	0	0	4,000.00	SF	4.00	4.00	100	1986	1986	3	47	7,520	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997	3	40	622	
4	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	1997	1997	3	40	7,084	
5	0476	VF 6 SBPL	0	0	72	0	72.00	LF	32.00	32.00	100	2009	2009	3	74	1,705	
6	0422	CL FNC 4'	0	0	0	0	480.00	LF	15.00	15.00	100	1986	1986	3	22	1,584	

LAND DESCRIPTION

TOTAL OB/XF 62,515

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	000300	C	MULTI-FAMILY	0		RG-1	0.00	0.00	32.00	UT		1.00	1.00	1.00	16,000.00	16,000.00	512,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 457 PG 413
ESMT PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2025

42-2N-27-0000-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

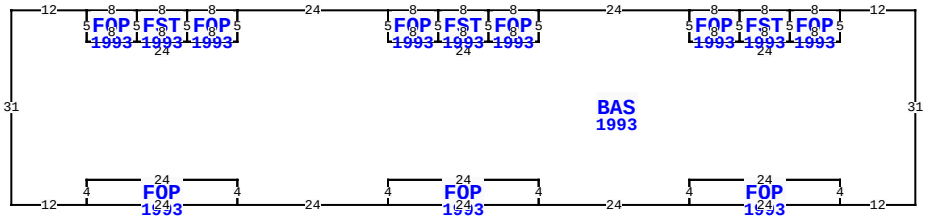
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,816	100	1993	3,816	259,096
FOP	40	30	1993	12	815
FOP	40	30	1993	12	815
FOP	40	30	1993	12	815
FOP	40	30	1993	12	815
FOP	40	30	1993	12	815
FOP	40	30	1993	12	815
FOP	96	30	1993	29	1,969
FOP	96	30	1993	29	1,969
FOP	96	30	1993	29	1,969
TOTALS	4,464			4,041	274,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,041	112.5060	95.63	386,441	1986	1986	0	0	0	29.00	71.00

2 APARTMENT – 0% - 0 Heated Area: 3816 HX Base Yr



** This building has 13 Sub-Areas

850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	03/19/2025 DC
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,388,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,388,683
SOH/AGL Deduction	1,444,501
ASSESSED VALUE	944,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	944,182
TOTAL JUST VALUE	2,388,683
NCON VALUE	0
INCOME VALUE	2,388,683
PREVIOUS YEAR MKT VALUE	2,388,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E8 N5 $ S5 E8 N5 $ S5 W24 N5 W24 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E8 N5 $ S5 E8 N5 $ S5 W24 N5 W24 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S5 E8 N5 $ S5 E8 N5 $ S5 E8 N5 $ S5 W24 N5 W12 S31 E12 FOP=[YR=1993] E24 N4 W24 S4 $ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 $ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 $ N4 E24 S4 E12 N31 $.

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

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 457 PG 413
ESMT PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2025

42-2N-27-0000-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		4 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

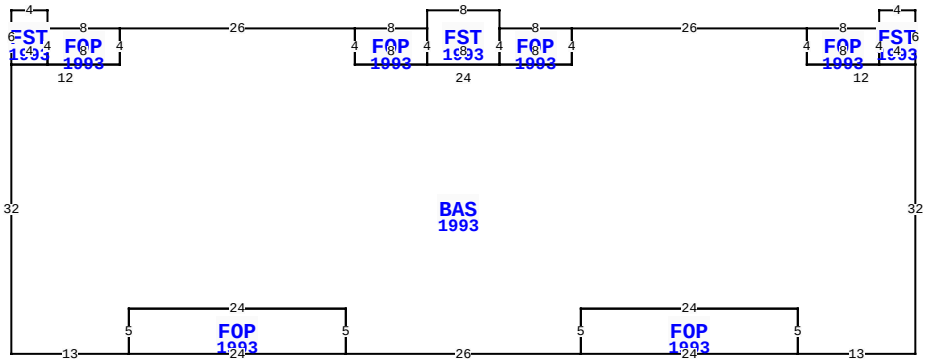
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,168	100	1993	3,168	221,104
FOP	32	30	1993	10	698
FOP	32	30	1993	10	698
FOP	32	30	1993	10	698
FOP	32	30	1993	10	698
FOP	120	30	1993	36	2,513
FOP	120	30	1993	36	2,513
FST	24	55	1993	13	907
FST	24	55	1993	13	907
FST	48	55	1993	26	1,815
TOTALS	3,632			3,332	232,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	3,332	115.6480	98.30	327,536	1986	1986	0	0	0	29.00	71.00

3 APARTMENT – 0% - 0 Heated Area: 3168 HX Base Yr



850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE		
XF DATE	12/19/2018	KK	LAND DATE	03/19/2025	DC
INC DATE	07/22/2024	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,388,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,388,683
SOH/AGL Deduction	1,444,501
ASSESSED VALUE	944,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	944,182
TOTAL JUST VALUE	2,388,683
NCON VALUE	0
INCOME VALUE	2,388,683
PREVIOUS YEAR MKT VALUE	2,388,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W4 S2 FOP=[YR=1993] W8 BAS=[YR=1993] W26 FOP=[YR=1993] W8 FST=[YR=1993] N2 W8 S2 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] N2 W4 S6 E4 N4 $ S4 E8 N4 $ S4 W12 S32 E13 FOP=[YR=1993] E24 N5 W24 S5 $ N5 E24 S5 E26 FOP=[YR=1993] E24 N5 W24 S5 $ N5 E24 S5 E13 N32 W12 N4 $ S4 E8 N4 $ S4 E4 N6 $.

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 457 PG 413
ESMT PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2025

42-2N-27-0000-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

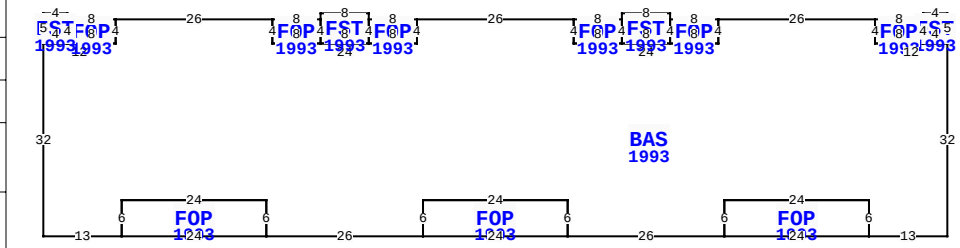
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,680	100	1993	4,680	319,786
FOP	32	30	1993	10	683
FOP	32	30	1993	10	683
FOP	32	30	1993	10	683
FOP	32	30	1993	10	683
FOP	32	30	1993	10	683
FOP	32	30	1993	10	683
FOP	144	30	1993	43	2,938
FOP	144	30	1993	43	2,938
FOP	144	30	1993	43	2,938
TOTALS	5,424			4,935	337,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,935	113.2200	96.24	474,944	1986	1986	0	0	0	29.00	71.00

4 APARTMENT – 0% - 0 Heated Area: 4680 HX Base Yr



** This building has 14 Sub-Areas

850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	03/19/2025 DC
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,388,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,388,683
SOH/AGL Deduction	1,444,501
ASSESSED VALUE	944,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	944,182
TOTAL JUST VALUE	2,388,683
NCON VALUE	0
INCOME VALUE	2,388,683
PREVIOUS YEAR MKT VALUE	2,388,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W4 S1 FOP=[YR=1993] W8 BAS=[YR=1993] W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8 S4 E8 N4$ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W4 S5 E4 N4 $ S4 E8 N4 $ S4 W12 S32 E13 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E13 N32 W12 N4 $ S4 E8 N4 $ S4 E4 N5 $.

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 457 PG 413
ESMT PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2025

42-2N-27-0000-0002-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

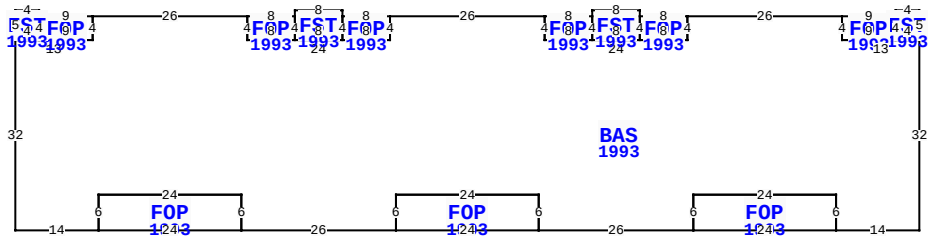
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,744	100	1993	4,744	324,732
FOP	32	30	1993	10	684
FOP	32	30	1993	10	684
FOP	32	30	1993	10	684
FOP	32	30	1993	10	684
FOP	36	30	1993	11	753
FOP	36	30	1993	11	753
FOP	144	30	1993	43	2,944
FOP	144	30	1993	43	2,944
FOP	144	30	1993	43	2,944
TOTALS	5,496			5,001	342,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,001	113.4240	96.41	482,146	1986	1986	0	0	0	29.00	71.00

5 APARTMENT – 0% - 0 Heated Area: 4744 HX Base Yr



** This building has 14 Sub-Areas

850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	03/19/2025 DC
INC DATE	07/22/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 7 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,388,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,388,683
SOH/AGL Deduction	1,444,501
ASSESSED VALUE	944,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	944,182
TOTAL JUST VALUE	2,388,683
NCON VALUE	0
INCOME VALUE	2,388,683
PREVIOUS YEAR MKT VALUE	2,388,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W4 S1 FOP=[YR=1993] W9 BAS=[YR=1993] W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8 S4 E8 N4$ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8 S4 E8 N4 $ S4 E8 N4 $ S4 E8 N4 $ S4 W24 N4 W26 FOP=[YR=1993] W9 FST=[YR=1993] N1 W4 S5 E4 N4 $ S4 E9 N4 $ S4 W13 S32 E14 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E14 N32 W13 N4 $ S4 E9 N4 $ S4 E4 N5 $.

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

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 457 PG 413
ESMT PT OR 472/520
ESMT PT OR 485/615

YULEE VILLAS II LTD/
C/O FLYNN MANAGEMENT CORP, 516 LAKEVIEW ROAD UNIT 8
CLEARWATER, FL 33756

2025

42-2N-27-0000-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

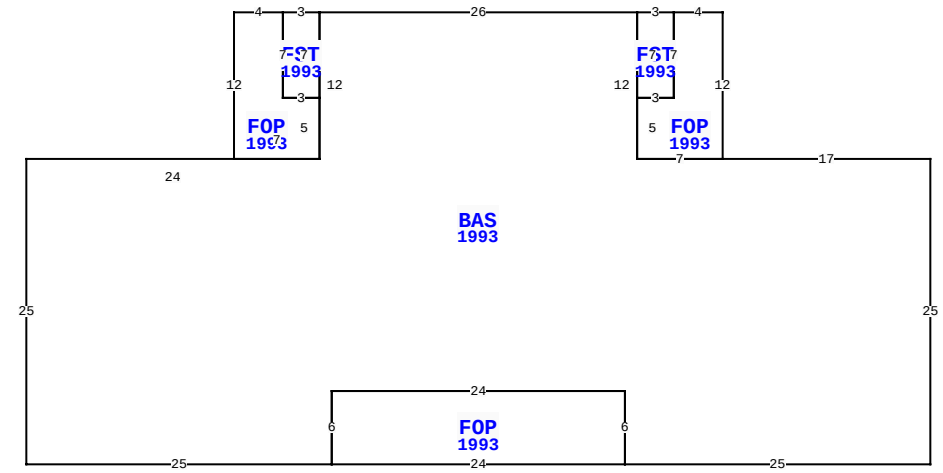
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	1993	2,018	144,496
FOP	63	30	1993	19	1,360
FOP	63	30	1993	19	1,360
FOP	144	30	1993	43	3,079
FST	21	55	1993	12	859
FST	21	55	1993	12	859
TOTALS	2,330			2,123	152,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	2,123	118.6500	100.85	214,105	1986	1986	0	0	0	29.00	71.00

6 APARTMENT – 0% - 0 Heated Area: 2018 HX Base Yr



850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	03/19/2025 DC
INC DATE	07/22/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,388,683
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,388,683
SOH/AGL Deduction	1,444,501
ASSESSED VALUE	944,182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	944,182
TOTAL JUST VALUE	2,388,683
NCON VALUE	0
INCOME VALUE	2,388,683
PREVIOUS YEAR MKT VALUE	2,388,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N12W4 FST=[YR=1993] W3 S7 E3 N7 $ S7 W3 S5 E7 $ W7 N12 W26 FST=[YR=1993] W3 FOP=[YR=1993] W4 S12 E7 N5 W3 N7 $ S7 E3 N7 $ S12 W24 S25 E25 FOP=[YR=1993] E24 N6 W24 S6 $ N6 E24 S6 E25 N25 $.

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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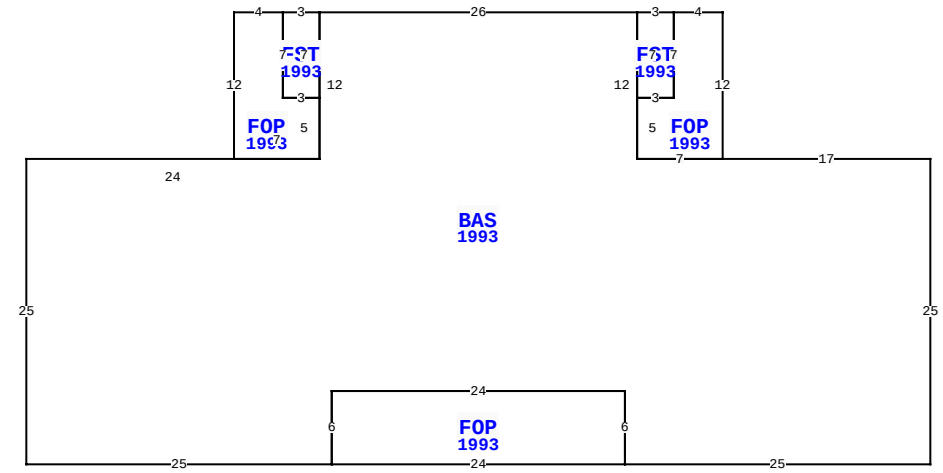

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XF DATE	12/19/2018	KK	LAND DATE 03/19/2025 DC
INC DATE	07/22/2024	DC	AG DATE

850774 US HWY 17, YULEE

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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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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