LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

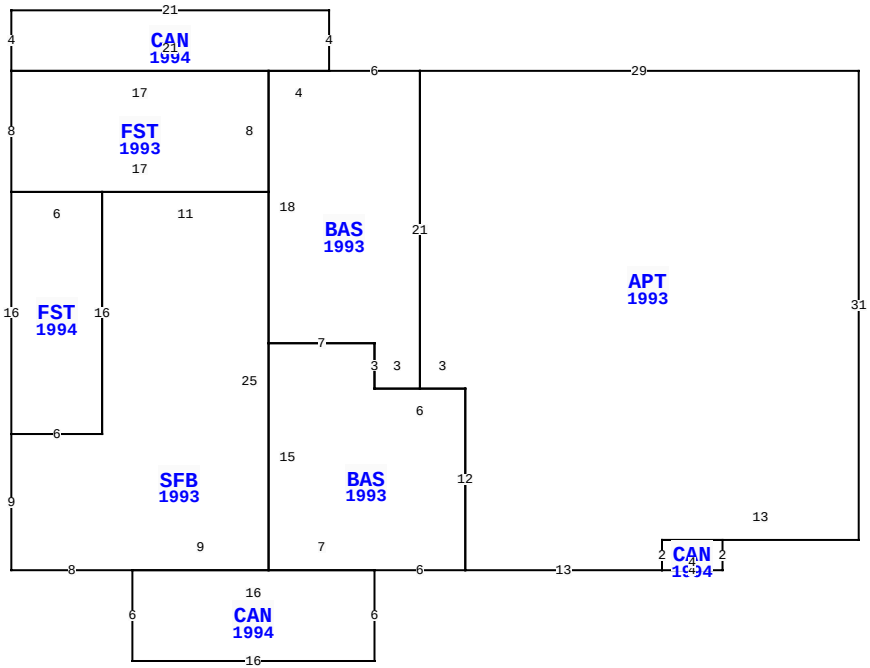
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	895	100	1993	895	70,722
BAS	177	100	1993	177	13,986
BAS	189	100	1993	189	14,935
CAN	8	30	1994	2	158
CAN	84	30	1994	25	1,976
CAN	96	30	1994	29	2,292
FST	136	50	1993	68	5,373
FST	96	50	1994	48	3,793
SFB	329	80	1993	263	20,782
TOTALS	2,010			1,696	134,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,696	103.1940	144.99	245,903	1989	1989	0	0	0	45.50	54.50

1 OFFICE – 0% - 0 Heated Area: 1524 HX Base Yr



850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE		
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023	DCA
INC DATE	07/12/2024	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010932	ROOF	27,753	07/18/2022
973897	REMODEL	3,000	04/01/1997
7891	REPAIR/RRF	25,000	03/05/1992
5461	NEW CONSTR	1,218,000	01/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY

GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W29 BAS=[YR=1993] W6 CAN=[YR=1994] N4 W21 S4 FST=[YR=1993] S8 FST=[YR=1994] S16 SFB=[YR=1993] S9 E8 CAN=[YR=1994] S6 E16 N6 BAS=[YR=1993] E6 N12 W6 N3 W7 S15 E7$ W16$ E9 N25 W11 S16 W6$ E6 N16 W6$ E17 N8 W17$ E21$ W4 S18 E7 S3 E3 N21$ S21 E3 S12 E13 CAN=[YR=1994] E4 N2 W4 S2$ N2 E13 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	0812	CONCRETE C	0	0	0	0	53,688.00	SF	4.00	4.00	100	1989	1989	3	54.5	117,040	
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1989	1989	3	26	2,631	
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
4	0430	CL FNC 6B	0	0	0	0	1,720.00	LF	9.70	9.70	100	1989	1989	3	25	4,171	
5	0680	POLE SHED	0	0	11	23	253.00	SF	10.00	10.00	100	1989	1989	3	20	506	
6	0400	CONC CURB	0	0	0	0	1,986.00	LF	15.00	15.00	100	1989	1989	3	64	19,066	
7	0446	BOX FNC 6'	0	0	0	0	122.00	LF	20.00	20.00	100	1989	1989	3	20	488	
8	0421	CL FNC 3'	0	0	0	0	104.00	LF	4.00	4.00	100	1992	1992	3	28	116	
9	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1989	1989	3	100	600	
10	0446	BOX FNC 6'	0	0	0	0	17.00	LF	20.00	20.00	100	1989	1989	3	20	68	

TOTAL OB/XF 144,726

LAND DESCRIPTION

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	0004	RG-2	0.00	0.00	47.00	UT		1.00	1.00	0.60	15,000.00	9,000.00	423,000							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

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	14	CARPET 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		5 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

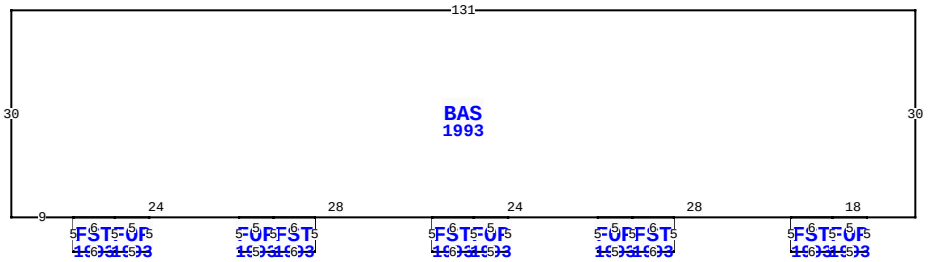
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,930	100	1993	3,930	276,662
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
TOTALS	4,205			4,050	285,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,050	114.2400	97.10	393,255	1989	1989	0	0	0	27.50	72.50

2 APARTMENT – 0% - 0 Heated Area: 3930 HX Base Yr



** This building has 11 Sub-Areas

850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 9 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY
GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

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
11	0446	BOX FNC 6'	0	0	0	0	34.00	LF	20.00	20.00	100	1989	1989	3	20	136	
12	0812	CONCRETE C	0	0	0	0	8,931.00	SF	4.00	4.00	100	1989	1989	3	54.5	19,470	
13	0810	CONCRETE A	0	0	0	0	759.00	SF	6.50	6.50	100	1999	1999	3	75	3,700	

BUILDING DIMENSIONS

BAS=[YR=1993] W131 S30 E9 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6$E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6N5W6S5$N5 W5 $ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6$ E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6N5W6S5$N5 W5 $ E28FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6$E18 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 23,306

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

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	14	CARPET 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		5 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

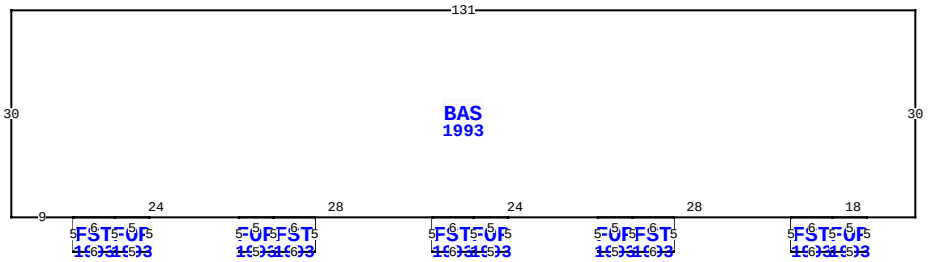
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,930	100	1993	3,930	276,662
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
TOTALS	4,205			4,050	285,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,050	114.2400	97.10	393,255	1989	1989	0	0	0	27.50	72.50

3 APARTMENT – 0% - 0 Heated Area: 3930 HX Base Yr



** This building has 11 Sub-Areas

850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 9 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY
GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W131 S30 E9 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6 $E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6 N5 W6S5$ N5 W5$ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6 $E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6 N5 W6S5 $N5W5$ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6 $ E18 N30 $.

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

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	14	CARPET 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		5 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
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	3,930	100	1993	3,930	276,662
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
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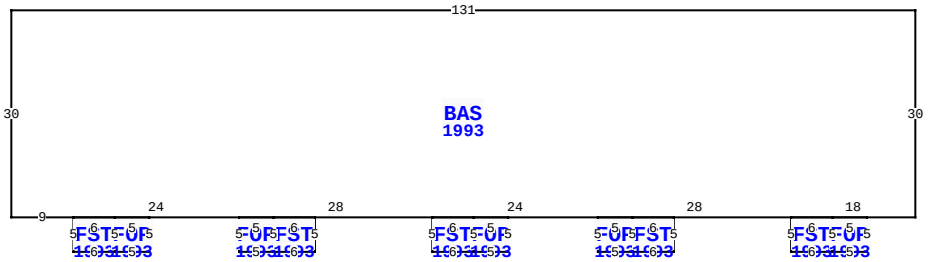
FOP	25	30	1993	8	563
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
TOTALS	4,205			4,050	285,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,050	114.2400	97.10	393,255	1989	1989	0	0	0	27.50	72.50

4 APARTMENT – 0% - 0 Heated Area: 3930 HX Base Yr



** This building has 11 Sub-Areas

850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 9 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
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BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY
GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W131 S30 E9 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5W6$ E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6N5 W6S5 $ N5 W5$ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6 $E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6 N5W6S5$N5 W5 $ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5W6$ E18 N30$.

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
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Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		8 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

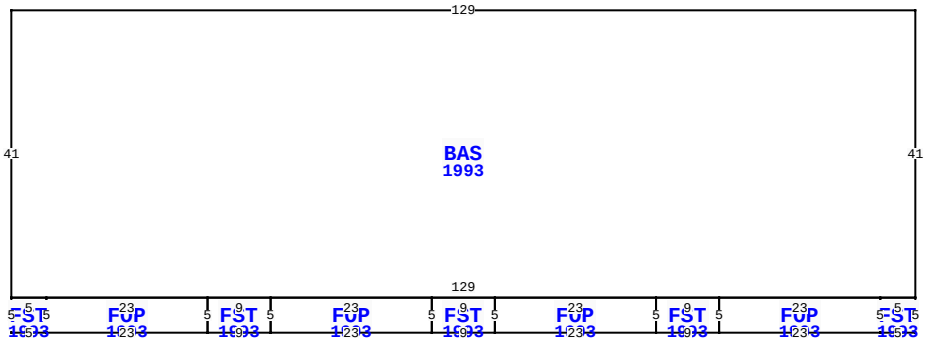
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,289	100	1993	5,289	369,034
FOP	115	30	1993	34	2,372
FOP	115	30	1993	34	2,372
FOP	115	30	1993	34	2,372
FOP	115	30	1993	34	2,372
FST	25	55	1993	14	977
FST	25	55	1993	14	977
FST	45	55	1993	25	1,744
FST	45	55	1993	25	1,744
FST	45	55	1993	25	1,744
TOTALS	5,934			5,528	385,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,528	113.2200	96.24	532,015	1989	1989	0	0	0	27.50	72.50

5 APARTMENT – 0% - 0 Heated Area: 5289 HX Base Yr



850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY

GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993] W129 S41 FST=[YR=1993] S5 E5 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E5N5W5S5$ N5W23S5$N5W9S5$N5W23S5$N5W9S5$ N5W23S5$N5W9S5$N5W23S5$N5W5$ E129N41$.

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

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	14	CARPET 100
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		8 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY

MAP NUM | MKT AREA 04

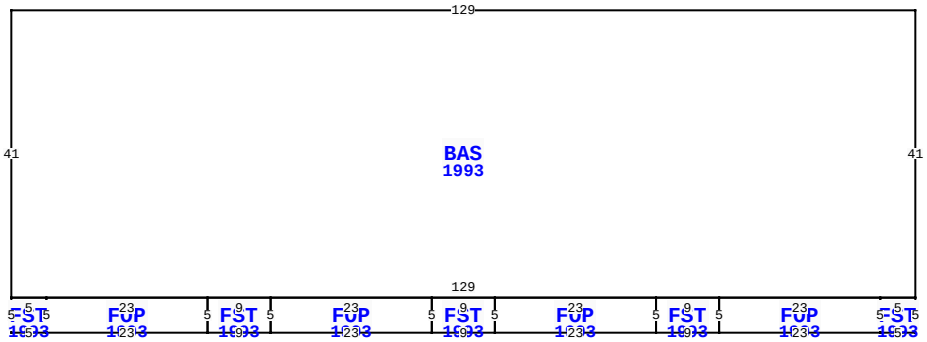
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,289	100	1993	5,289	369,034
FOP	115	30	1993	34	2,372
FOP	115	30	1993	34	2,372
FOP	115	30	1993	34	2,372
FOP	115	30	1993	34	2,372
FST	25	55	1993	14	977
FST	25	55	1993	14	977
FST	45	55	1993	25	1,744
FST	45	55	1993	25	1,744
FST	45	55	1993	25	1,744
TOTALS	5,934			5,528	385,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	5,528	113.2200	96.24	532,015	1989	1989	0	0	0	27.50	72.50

6 APARTMENT – 0% - 0 Heated Area: 5289 HX Base Yr



850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY

GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W129 S41 FST=[YR=1993] S5E5 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E9 FOP=[YR=1993] E23 FST=[YR=1993] E5N5W5S5$ N5W23S5$N5W9S5$N5W23S5$N5W9S5$ N5W23S5$N5W9S5$N5W23S5$N5W5$ E129N41$.

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

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	14	CARPET 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		5 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

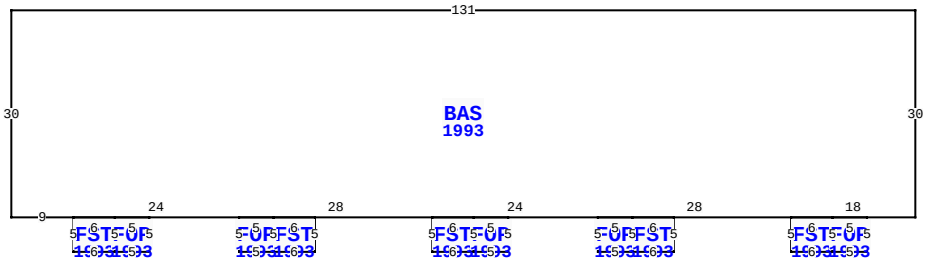
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,930	100	1993	3,930	276,662
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
TOTALS	4,205			4,050	285,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,050	114.2400	97.10	393,255	1989	1989	0	0	0	27.50	72.50

7 APARTMENT – 0% - 0 Heated Area: 3930 HX Base Yr



** This building has 11 Sub-Areas

850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY
GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W131 S30 E9 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5W6$ E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6 N5 W6S5 $ N5W5$ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6$ E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6 N5 W6 S5 $N5 W5 $ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6$E18 N30 $.

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
8 OF YULEE FARMS #5 IN
PBK 5/16 & PT OF JOHN LOW MILL

GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

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	14	CARPET 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

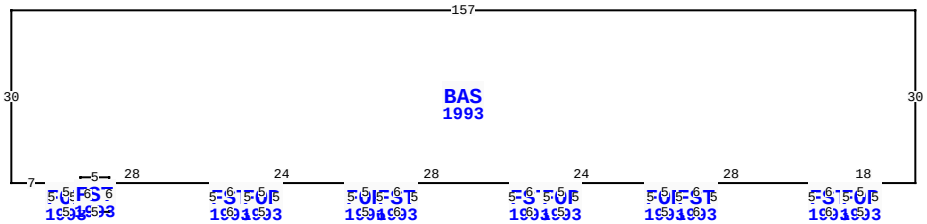
DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,710	100	1993	4,710	331,572
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
FOP	25	30	1996	8	563
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
TOTALS	5,040			4,854	341,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,854	114.2400	97.10	471,323	1989	1989	0	0	0	27.50	72.50

8 APARTMENT – 0% - 0 Heated Area: 4710 HX Base Yr



** This building has 13 Sub-Areas

850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 9 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY
GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W157 S30 E7 FOP=[YR=1993] S5 E5 FST=[YR=1993] E5 N6 W5 S6 $ N5W5$ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5N5 W5S5$ N5 W6$ E24 FOP=[YR=1996] S5 E5 FST=[YR=1993] E6 N5 W6 S5 $ N5 W5$ E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5N5 W5S5 $ N5 W6$E24 FOP=[YR=1993] S5E5 FST=[YR=1993] E6N5W6S5 $ N5W5$ E28 FST=[YR=1993] S5E6FOP=[YR=1993] E5N5W5S5$ N5W6$E18 N30$.

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

LOTS 1,2,3,4 & PT LOTS 5,6,7 &
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GREEN ACRES OF YULEE LTD/
7865 SOUTHSIDE BLVD
JACKSONVILLE, FL 32256

2025

42-2N-27-0000-0002-0320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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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		5 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0300 MULTI-FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	25	30	1993	8	563
FOP	25	30	1993	8	563
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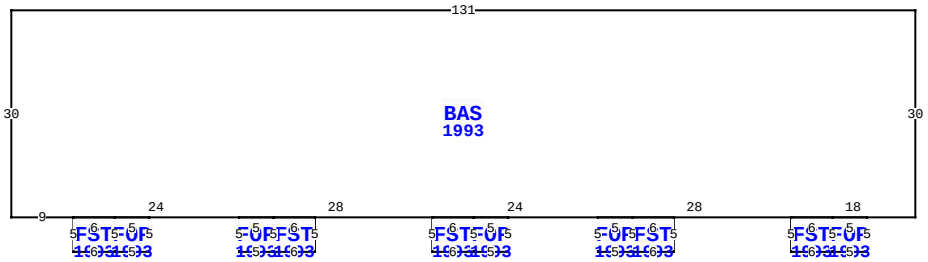
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
FST	30	55	1993	16	1,127
TOTALS	4,205			4,050	285,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	03	4,050	114.2400	97.10	393,255	1989	1989	0	0	0	27.50	72.50

9 APARTMENT – 0% - 0 Heated Area: 3930 HX Base Yr



** This building has 11 Sub-Areas

850746 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023 DCA
INC DATE	07/12/2024	DC	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 9 of 9 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,338,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,593,557
SOH/AGL Deduction	968,522
ASSESSED VALUE	625,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	625,035
TOTAL JUST VALUE	1,593,557
NCON VALUE	0
INCOME VALUE	1,593,557
PREVIOUS YEAR MKT VALUE	1,593,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0092	8/26/1988	WD	Q	V		90,000

GRANTOR: BLACKMON HARRY
GRANTEE: GREEN ACRES OF YULE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W131 S30 E9 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5W6$ E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6 N5 W6 S5$N5W5$E28 FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5W6$ E24 FOP=[YR=1993] S5 E5 FST=[YR=1993] E6N5 W6S5 $ N5W5$ E28FST=[YR=1993] S5 E6 FOP=[YR=1993] E5 N5 W5 S5 $ N5 W6$ E18 N30$.

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: 254,969 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS