IN OR 2501/1061 PAR 6 &
FRACT OF SEC 51-3N-27 (56-2)
ESMT IN OR 891/43

FELMOR CORNER LLC/
P O BOX 15913
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

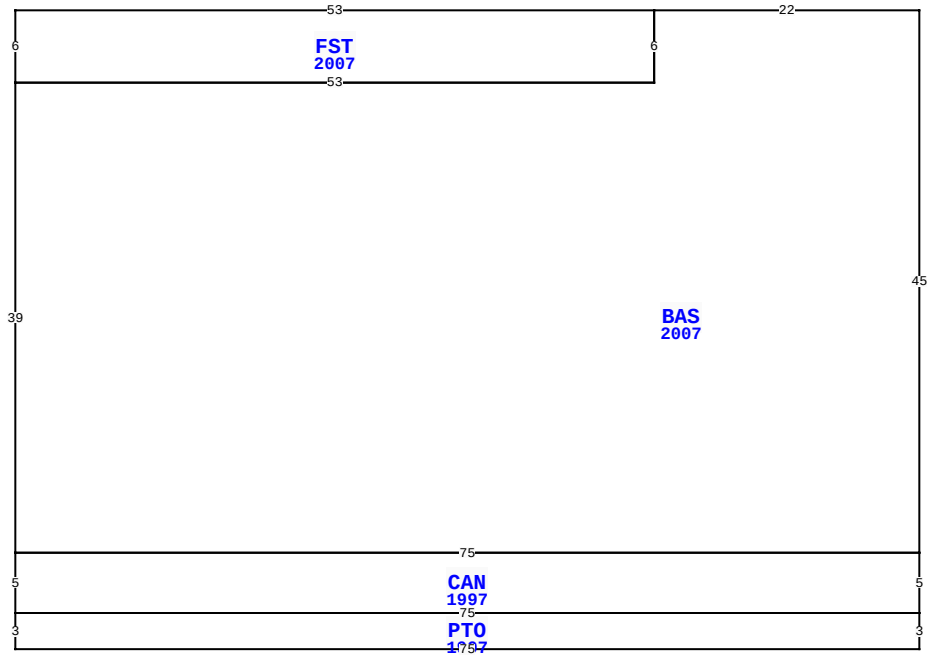
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,057	100	2007	3,057	51,875
CAN	375	30	1997	112	1,901
FST	318	50	2007	159	2,698
PTO	225	5	1997	11	187
TOTALS	3,975			3,339	56,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	3,339	101.3688	141.41	472,168	1997	1997	0	0	60	28.00	12.00

1 RETAILSTOR – 0% - 0 Heated Area: 3057 HX Base Yr



463363 SR 200, YULEE

BLD DATE	04/10/2019 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE	07/21/2025 REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	558,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	558,757
SOH/AGL Deduction	0
ASSESSED VALUE	558,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,757
TOTAL JUST VALUE	558,757
NCON VALUE	0
INCOME VALUE	558,757
PREVIOUS YEAR MKT VALUE	563,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20799	CO ISSUED	2,400	11/01/2007
B20799	REMODEL	2,400	11/01/2007
E19441	ELEC OTHER	150	06/01/2007
E18733	ELEC OTHER	150	02/01/2007
E18806	ELEC OTHER	0	02/01/2007
B0618575	ADDITION	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1061	9/30/2021	WD	Q	I	01	550,000
GRANTOR: FLEISCHER BEVERLY						
GRANTEE: FELMOR CORNER LLC						
1411/0218	5/10/2006	WD	U	I	07	100
GRANTOR: KENNEDY DENNIS M						
GRANTEE: FLEISCHER RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FST=[YR=2007] W53 S6 E53 N6$ S6 W53 S39
CAN=[YR=1997] S5 PTO=[YR=1997] S3 E75 N3 W75$ E75 N5 W75$
E75 N45$.

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	10,509.00	SF	4.00	4.00	100	1997	1997	3	72	30,266	
2	0812	CONCRETE C	0	0	0	0	1,234.00	SF	4.00	4.00	100	2000	2000	3	77	3,801	
3	0424	CL FNC 6'	0	0	0	0	283.00	LF	20.00	20.00	100	1999	1999	3	45	2,547	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	45	135	
5	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00	100	2007	2007	3	87	3,967	
6	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2008	2008	3	48	250	
7	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	7,286	
8	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2008	2008	3	72	360	
9	0681	POLE SHED	0	0	12	7	84.00	SF	15.00	15.00	100	2008	2008	3	48	605	
10	0445	BOX FNC 5'	0	0	0	0	32.00	LF	8.10	8.10	100	2008	2008	3	31	80	

TOTAL OB/XF 49,297

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	001600	C	SH CTR COM	0	0004	CG	142.00	300.00	47,916.00	SF		1.00	1.00	1.00	11.00	11.00	527,076							

REVIEW DATE 04/29/2025 BY DC Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

IN OR 2501/1061 PAR 6 &
FRACT OF SEC 51-3N-27 (56-2)
ESMT IN OR 891/43

FELMOR CORNER LLC/
P O BOX 15913
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	04/10/2019	KK	LGL DATE
XF DATE			LAND DATE 04/25/2025 DC
INC DATE	07/21/2025	REA	AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	558,757
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	558,757
SOH/AGL Deduction	0
ASSESSED VALUE	558,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,757
TOTAL JUST VALUE	558,757
NCON VALUE	0
INCOME VALUE	558,757
PREVIOUS YEAR MKT VALUE	563,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18575	CO ISSUED	0	12/01/2006
P11677	OTHER	0	11/01/2006
973849	CHNGE SRVC	0	06/01/1997
963062	CHNGE SRVC	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/1061	9/30/2021	WD	Q	I	01	550,000
GRANTOR: FLEISCHER BEVERLY						
GRANTEE: FELMOR CORNER LLC						
1411/0218	5/10/2006	WD	U	I	07	100
GRANTOR: KENNEDY DENNIS M						
GRANTEE: FLEISCHER RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

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	1242	WD DECK A	0	0	34	8	272.00	SF	10.00	10.00	100	2008	2008	3	31	843	

LAND DESCRIPTION

TOTAL OB/XF 843

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 04/29/2025 BY DC Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS