IN OR 1029/1037
PARCEL 6-1 AND FRACTION OF
SECT 51-3N-27E PARCEL 56-1

GOSE TRICIA ANN
463359 SR 200 RD
YULEE, FL 32097

2025

42-2N-27-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

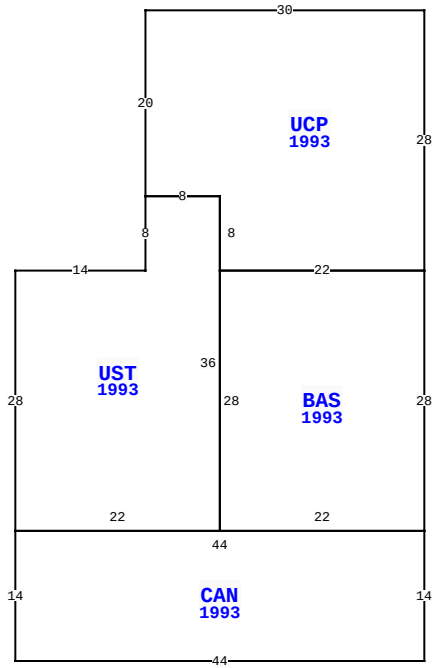
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
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	616	100	1993	616	32,482
CAN	616	30	1993	185	9,755
UCP	776	20	1993	155	8,173
UST	680	40	1993	272	14,343
TOTALS	2,688			1,228	64,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,228	75.6000	105.46	129,505	1965	1965	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 616 HX Base Yr



463359 SR 200, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	114,383
TOTAL MARKET OB/XF VALUE	2,652
TOTAL LAND VALUE - MARKET	544,500
TOTAL MARKET VALUE	661,535
SOH/AGL Deduction	153,557
ASSESSED VALUE	507,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,978
TOTAL JUST VALUE	661,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	602,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1029/1037	1/07/2002	QC	Q	I	06	100
GRANTOR: SHAMBLIN STEVEN & TRI						
GRANTEE: GOSE TRICIA ANN						
0718/0312	11/15/1994	WD	Q	I		85,000
GRANTOR: MORRIS EMERAL J						
GRANTEE: SHAMBLIN STEVEN E &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W30 S20 UST=[YR=1993] S8 W14 S28
CAN=[YR=1993] S14 E44 N14 BAS=[YR=1993] N28 W22 S28 E22$
W44$ E22 N36 W8$ E8 S8 E22 N28$.

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1992	1992	3	20	482	
2	0810	CONCRETE A	0	0	6	12	72.00	SF	6.50	6.50	100	1985	1985	3	44	206	
3	0421	CL FNC 3'	0	0	0	0	900.00	LF	4.00	4.00	100	1967	1967	3	20	720	
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1967	1967	3	20	140	
5	1242	WD DECK A	0	0	8	24	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	
6	0446	BOX FNC 6'	0	0	0	0	90.00	LF	20.00	20.00	100	2000	2000	3	20	360	
7	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1980	1980	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 2,652

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	001200	C	STORE COMB	0	0004	CG			43,560.00	SF		1.00	1.00	1.00	12.50	12.50	544,500							

REVIEW DATE 04/29/2025 BY DC Total Acres: 1.00 Total Land Value: 544,500 Market: 0 Agricultural: 0 Common: 544,500 PRINTED 07/30/2025 BY SYS

IN OR 1029/1037
PARCEL 6-1 AND FRACTION OF
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2025

42-2N-27-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

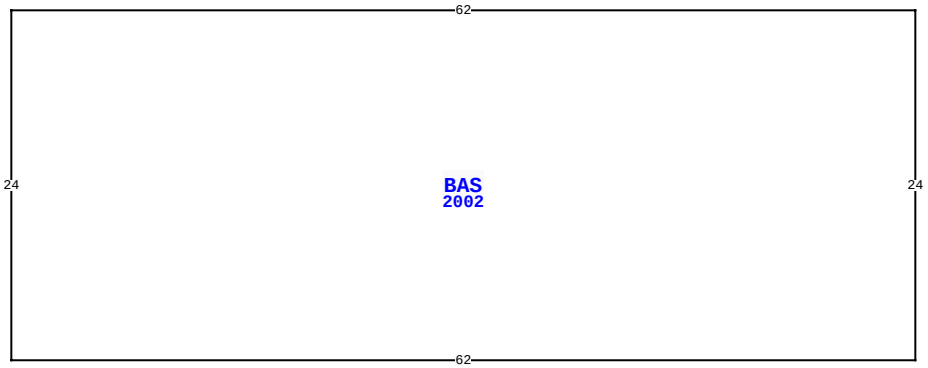
DOR CODE 1200 STORE/OFFICE/RESID
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2002	1,488	49,631
TOTALS	1,488			1,488	49,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	130.8000	111.18	165,436	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1488 HX Base Yr



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463359 SR 200, YULEE

BLD DATE	04/10/2019 KK	LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
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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=2002] W62 S24 E62 N24$.

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 04/29/2025 BY DC Total Acres: 1.00 Total Land Value: 544,500 Market: 0 Agricultural: 0 Common: 544,500 PRINTED 07/30/2025 BY SYS