OR 879/1195
PARCELS 66 & 66-1

YULEE REPO HOME CENTER/
85101 WINDY OAKS LN
YULEE, FL 32097

2025

42-2N-27-0000-0066-0000

BUILDING CHARACTERISTICS

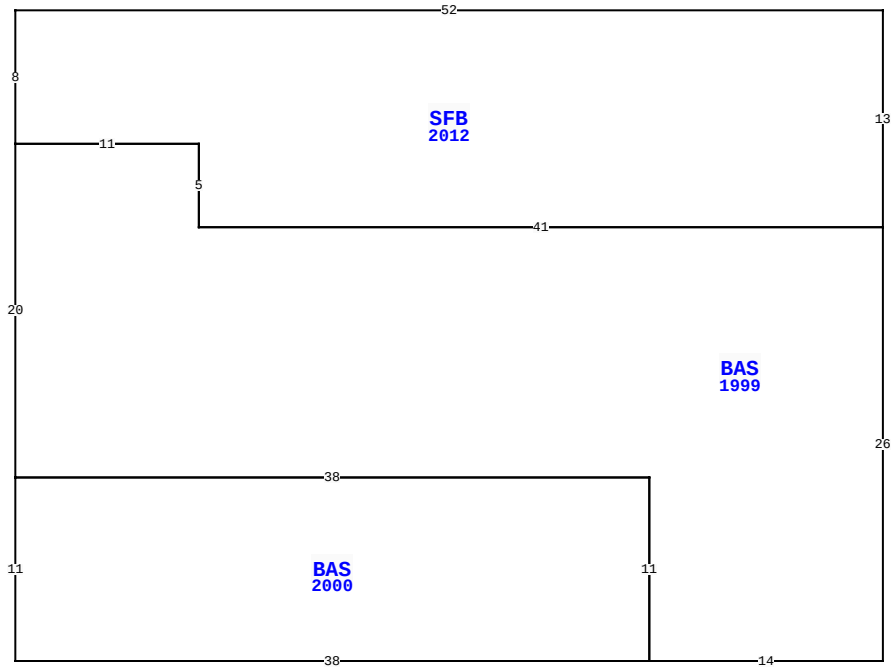
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
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	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100	1999	989	52,803
BAS	418	100	2000	418	22,317
SFB	621	80	2012	497	26,535
TOTALS	2,028			1,904	101,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,904	76.5450	106.78	203,309	1958	1958	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1904 HX Base Yr



BLD DATE	01/13/2021	KK	LGL DATE
XF DATE	01/13/2021	KK	LAND DATE 03/18/2025 MLU
INC DATE			AG DATE

850568 US HWY 17, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	101,654
TOTAL MARKET OB/XF VALUE	18,133
TOTAL LAND VALUE - MARKET	324,080
TOTAL MARKET VALUE	443,867
SOH/AGL Deduction	282,939
ASSESSED VALUE	160,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,928
TOTAL JUST VALUE	443,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/1195	4/20/1999	WD	Q	I		149,000
GRANTOR: MILLER DAULHPUS D & A						
GRANTEE: YULEE REPO HOME CEN						
0720/1933	12/30/1994	QC	Q	I	01	100
GRANTOR: MILLER ANNIE D						
GRANTEE: MILLER DAULHPUS D &						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W52 S8 BAS=[YR=1999] S20 BAS=[YR=2000]
S11E38N11W38$E38S11E14 N26W41N5W11$E11S5E41N13$.

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	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1983	1983	3	20	933	
2	0810	CONCRETE A	0	0	22	14	308.00	SF	6.50	6.50	100	1990	1990	3	57	1,141	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	1970	1970	3	20	1,200	
4	0810	CONCRETE A	0	0	0	0	495.00	SF	6.50	6.50	100	1999	1999	3	75	2,413	
5	0803	ASPHALT C	0	0	0	0	2,382.00	SF	2.00	2.00	100	2002	2002	3	50	2,382	
6	0443	STK FNC 6'	0	0	0	0	512.00	LF	10.00	10.00	100	2010	2010	3	40	2,048	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2010	2010	3	76	456	
8	0510	GARAGE WD-	0	0	40	20	800.00	SF	35.00	35.00	100	2000	2000	3	27	7,560	

LAND DESCRIPTION

TOTAL OB/XF 18,133

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	001100	C	STORE 1FLR	0	0004	CI	200.00	404.00	81,020.00	SF		1.00	1.00	1.00	4.00	4.00	324,080							

REVIEW DATE 01/13/2021 BY KK Total Acres: 1.86 Total Land Value: 324,080 Market: 0 Agricultural: 0 Common: 324,080 PRINTED 07/30/2025 BY SYS