PT OR 2736-480
(STATION/MOTEL PARCEL)
EX PT OF STEVENS LANDING SUB

LOREN DEVELOPMENT INC
850390 US HWY 17
YULEE, FL 32097

2025

42-2N-27-0000-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

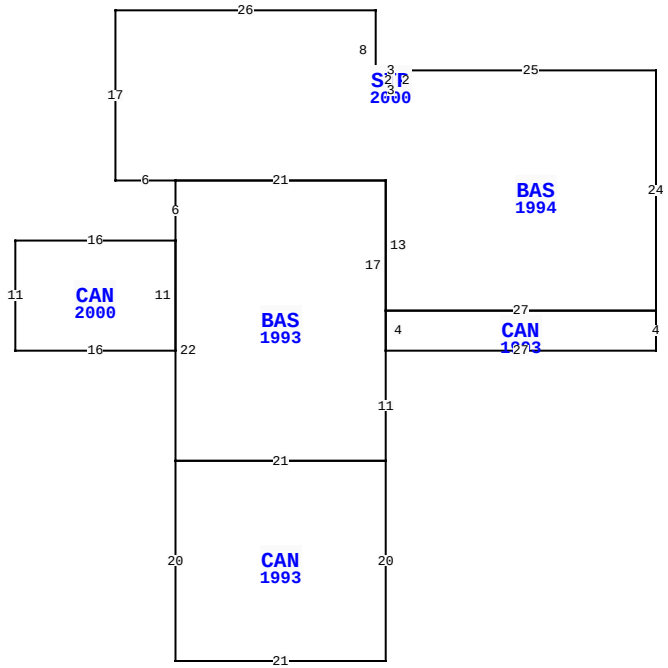
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
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	588	100	1993	588	50,730
BAS	1,095	100	1994	1,095	94,471
CAN	108	30	1993	32	2,761
CAN	420	30	1993	126	10,871
CAN	176	30	2000	53	4,573
STP	6	10	2000	1	87
TOTALS	2,393			1,895	163,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,895	123.6900	172.55	326,982	1931	1970	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 2025 Heated Area: 1683 HX Base Yr



850390 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE		
XF DATE	09/03/2020	KK	LAND DATE	03/18/2025	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,491
TOTAL MARKET OB/XF VALUE	35,778
TOTAL LAND VALUE - MARKET	399,630
TOTAL MARKET VALUE	598,899
SOH/AGL Deduction	0
ASSESSED VALUE	598,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	598,899
TOTAL JUST VALUE	598,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991848	REPAIR/RRF	0	06/01/1999
Z970934	OTHER	0	01/07/1998
Z970849	OTHER	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/480	8/30/2024	WD	U	I	30	799,000
GRANTOR: MCLEOD LUTHER M						
GRANTEE: LOREN DEVELOPMENT I						
2512/1712	11/10/2021	QC	U	I	11	100
GRANTOR: MCLEOD NORMA J						
GRANTEE: MCLEOD LUTHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W25 STP=[YR=2000] W3 S2 E3 N2$ S2 W3 N8 W26 S17 E6 BAS=[YR=1993] S6 CAN=[YR=2000] W16 S11 E16 N11$ S22 CAN=[YR=1993] S20 E21 N20 W21$ E21 N11 CAN=[YR=1993] E27 N4 W27 S4$ N17 W21$ E21 S13 E27 N24$.

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	13,955.00	SF	2.00	2.00	100	2000	2000	3	50	13,955	
2	0812	CONCRETE C	0	0	0	0	3,236.00	SF	4.00	4.00	100	2000	2000	3	77	9,967	
3	0400	CONC CURB	0	0	0	0	270.00	LF	15.00	15.00	100	1950	1950	3	20	810	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	2,429	
6	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2000	2000	3	83	457	
7	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	2011	2011	3	45	2,160	

LAND DESCRIPTION

TOTAL OB/XF 35,778

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	RM	272.00	238.00	79,926.09	SF		1.00	1.00	1.00	5.00	5.00	399,630							

REVIEW DATE 09/03/2020 BY KK Total Acres: 1.83 Total Land Value: 399,630 Market: 0 Agricultural: 0 Common: 399,630 PRINTED 07/30/2025 BY SYS