IN OR 2325/825
EX 73-2 73-3 73-4 73-6 & 73-8
EX 73-9 73-10 73-11 & 73-12

WFS FAMILY TRUST LLC
6101 GAZEBO PARK PL N STE 101
JACKSONVILLE, FL 32257

2025

42-2N-27-0000-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	234,738
TOTAL MARKET VALUE	234,738
SOH/AGL Deduction	130,592
ASSESSED VALUE	104,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,146
TOTAL JUST VALUE	234,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0825	12/13/2019	TD	U	V	11	100
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: WFS FAMILY TRUST						
1723/1783	2/01/2011	PR	U	I	19	100
GRANTOR: SHEFFIELD J HOWARD P/						
GRANTEE: SHEFFIELD J HOWARD						

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

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
1	001000	C	COMMERCIAL	0		CG	0.00	0.00	78,246.00	SF		1.00	1.00	0.75	4.00	3.00	234,738							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 234,738 Market: 0 Agricultural: 0 Common: 234,738 PRINTED 07/30/2025 BY SYS