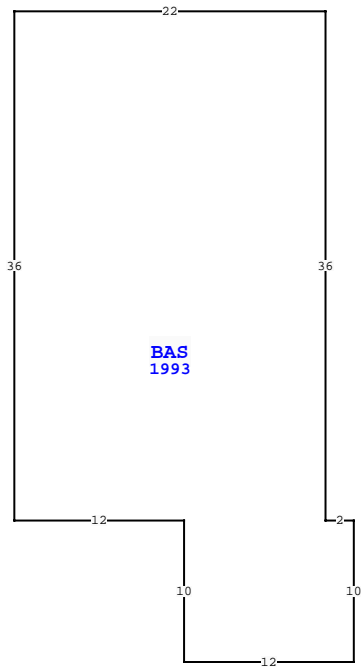


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level	03
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4051.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	912	100	1993
TOTALS	912		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1	OFFICE - 0% - 0											
				Heated Area: 912								
					HX Base Yr							
												
TOTALS	912		912	13,700								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			13,700
TOTAL MARKET OB/XF VALUE			3,543
TOTAL LAND VALUE - MARKET			368,516
TOTAL MARKET VALUE			385,759
SOH/AGL Deduction			124,100
ASSESSED VALUE			261,659
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			261,659
TOTAL JUST VALUE			385,759
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1947	5/07/2021	WD	U	I	37	197,200
GRANTOR: TEAL BETTY D						
GRANTEE: HOIST HOLDINGS LLC						
1825/1888	11/21/2012	QC	U	I	11	100
GRANTOR: TEAL BETTY D						
GRANTEE: TEAL BETTY D						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0430	CL FNC 6B	0	0	0	0	552.00	LF	9.70	9.70	100	1994
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	1994
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2000
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	1994

TOTAL OB/XF												
3,543												
850363 US HWY 17, YULEE												
BLD DATE	04/27/2020	KKX	LGL DATE									
XF DATE	04/27/2020	KKX	LAND DATE	03/18/2025								
INC DATE			AG DATE	MLU								

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W22 S36 E12 S10 E12 N10 W2 N36\$ .	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	001700	C	1STORY OFF	0	0004	CG	235.00	375.00	92,129.00	SF		1.00	1.00	1.00	4.00	4.00	368,516								