BLOCK 2 LOTS 1 2 3 4 &
E 200 FT OF TRACT A
IN OR 839/1488

SPURGEON ELECTRIC INC/
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2025

42-2N-27-4380-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

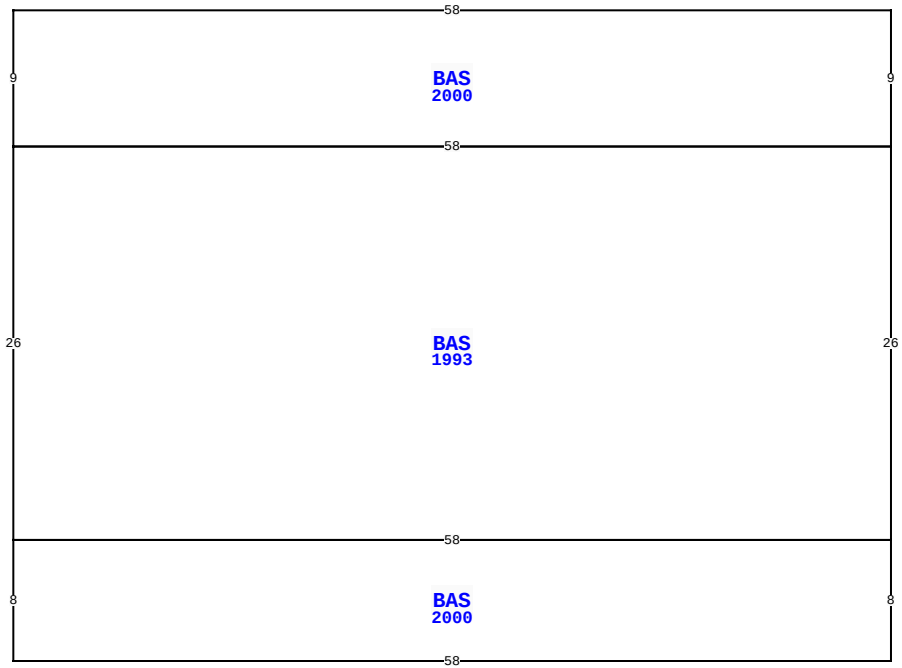
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1993	1,508	89,509
BAS	464	100	2000	464	27,541
BAS	522	100	2000	522	30,984
TOTALS	2,494			2,494	148,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,494	96.0120	134.90	336,441	1950	1985	0	0	0	56.00	44.00

1 OFFICE – 0% - 0 Heated Area: 2494 HX Base Yr



850485 US HWY 17, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,034
TOTAL MARKET OB/XF VALUE	23,529
TOTAL LAND VALUE - MARKET	279,644
TOTAL MARKET VALUE	451,207
SOH/AGL Deduction	136,642
ASSESSED VALUE	314,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,565
TOTAL JUST VALUE	451,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z991156	OTHER	0	03/01/1999
B985663	NEW CONSTR	120,384	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1488	7/02/1998	WD	Q	I		92,000
GRANTOR: WILLEY HELEN & H ALAN						
GRANTEE: SPURGEON ELECTRIC I						
0466/0329	9/01/1985	WD	U	I		75,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W58 S9 BAS=[YR=1993] S26 BAS=[YR=2000] S8 E58 N8 W58 $ E58 N26 W58 $ E58 N9 $.

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	0465	FNC GT 15'	0	0	0	0	2.00	UT	562.50	562.50	100	1998	1998	3	42	473	
2	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1998	1998	3	42	5,313	
3	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1998	1998	3	42	210	
4	0940	SHEDS/PORT	0	0	11	13	143.00	SF	30.00	30.00	100	1950	1950	3	20	858	
5	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1999	1999	3	81	162	
6	0812	CONCRETE C	0	0	0	0	4,457.00	SF	4.00	4.00	100	1999	1999	3	75	13,371	
7	0424	CL FNC 6'	0	0	0	0	374.00	LF	20.00	20.00	100	1998	1998	3	42	3,142	

LAND DESCRIPTION

TOTAL OB/XF 23,529

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	001700	C	1STORY OFF	0	0004	CI	353.00	200.00	69,911.00	SF		1.00	1.00	1.00	4.00	4.00	279,644							

REVIEW DATE 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 279,644 Market: 0 Agricultural: 0 Common: 279,644 PRINTED 07/30/2025 BY SYS