LOT 4
IN OR 2216/480
US 17 COMMERICAL PARK PB 6/259

DUNMAR GROUP INC/
85101 COMMERCIAL PARK DR
YULEE, FL 32097

2025

42-2N-27-438U-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		14 100
Frame	05	STEEL 100
Story Height		16 100
RMS		13 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

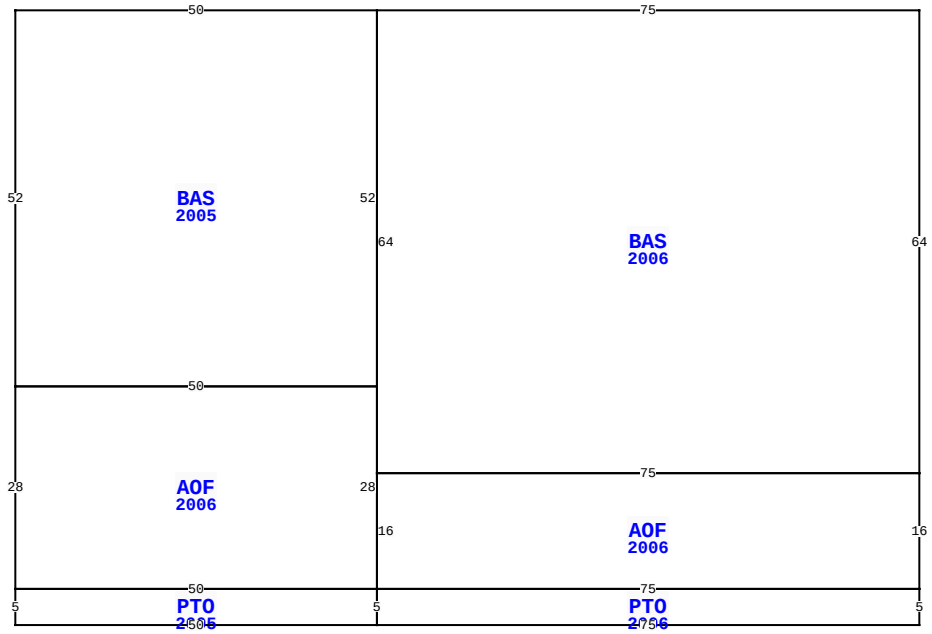
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,200	185	2006	2,220	113,218
AOF	1,400	185	2006	2,590	132,089
BAS	2,600	100	2005	2,600	132,598
BAS	4,800	100	2006	4,800	244,797
PTO	250	5	2005	12	612
PTO	375	5	2006	19	969
TOTALS	10,625			12,241	624,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	12,241	128.1257	58.62	717,567	2005	2010	0	0	0	13.00	87.00

1 STOR WAREH – 0% - 0 Heated Area: 10000 HX Base Yr



85107 COMMERCIAL PARK DR, YULEE

BLD DATE	08/01/2024	REA	LGL DATE		
XF DATE	09/03/2020	KK	LAND DATE	03/19/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	624,283
TOTAL MARKET OB/XF VALUE	50,159
TOTAL LAND VALUE - MARKET	153,282
TOTAL MARKET VALUE	827,724
SOH/AGL Deduction	294,300
ASSESSED VALUE	533,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	533,424
TOTAL JUST VALUE	827,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	814,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17041	CO ISSUED	0	01/01/2006
B17041	ADDITION	20,000	01/01/2006
M10976	MECH OTHER	1,000	01/01/2006
C14641	CO ISSUED	400,000	02/01/2005
B14641	NEW CONSTR	400,000	02/01/2005
E14455	ELEC OTHER	40,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0480	7/27/2018	SW	Q	I	05	640,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: DUNMAR GROUP INC						
1711/1539	11/18/2010	WD	U	I	11	100
GRANTOR: ZELL DONALD D						
GRANTEE: HOLLAND-ZELL PARTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W75BAS=[YR=2005] W50S52 AOF=[YR=2006]
S28PTO=[YR=2005] S5E50N5W50$
E50N28W50$E50N52$S64AOF=[YR=2006] S16PTO=[YR=2006]
S5E75N5W75$E75N16 W75$E75N64$.

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	14,382.00	SF	2.00	2.00	100	2005	2005	3	54	15,533	
2	0812	CONCRETE C	0	0	125	40	5,000.00	SF	4.00	4.00	100	2005	2005	3	84	16,800	
3	0400	CONC CURB	0	0	0	0	844.00	LF	15.00	15.00	100	2005	2005	3	88	11,141	
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2005	2005	3	88	110	
5	0443	STK FNC 6'	0	0	0	0	225.00	LF	10.00	10.00	100	2005	2005	3	22	495	
6	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2005	2005	3	64	896	
7	6001	ROLLUP DR	0	0	14	14	5.00	UT	400.00	400.00	100	2005	2005	3	22	440	
8	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2005	2005	3	100	200	
9	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2005	2005	3	64	2,304	
10	0424	CL FNC 6'	0	0	0	0	175.00	LF	20.00	20.00	100	2005	2005	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 50,159

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	004800	C	WAREHOUSE	0		CG	0.00	0.00	43,795.00	SF		1.00	1.00	1.00	3.50	3.50	153,282							

REVIEW DATE 09/03/2020 BY KK Total Acres: 1.01 Total Land Value: 153,282 Market: 0 Agricultural: 0 Common: 153,282 PRINTED 07/30/2025 BY SYS