LOT 5
IN OR 2216/480
ESMT OR 1717/1144

DUNMAR GROUP INC
85101 COMMERCIAL PARK DR
YULEE, FL 32097

2025

42-2N-27-438U-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4081.00		

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

85091 COMMERCIAL PARK DR, YULEE

BLD DATE	12/15/2020	KK	LGL DATE	
XF DATE			LAND DATE	03/19/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,098
TOTAL LAND VALUE - MARKET	339,635
TOTAL MARKET VALUE	348,733
SOH/AGL Deduction	156,541
ASSESSED VALUE	192,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,192
TOTAL JUST VALUE	348,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	0446	BOX FNC 6'	0	0	0	0	184.00	LF	20.00	20.00	100	2018	2018	3	78	2,870	
2	0424	CL FNC 6'	0	0	0	0	316.00	LF	20.00	20.00	100	2018	2018	3	92	5,814	
3	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2018	2018	3	92	414	

LAND DESCRIPTION

TOTAL OB/XF 9,098

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	001001	C	V CM/XFOBT	0		CG	0.00	0.00	114,163.00	SF		1.00	1.00	0.85	3.50	2.98	339,635							

REVIEW DATE 12/15/2020 BY KKX Total Acres: 2.62 Total Land Value: 339,635 Market: 0 Agricultural: 0 Common: 339,635 PRINTED 07/30/2025 BY SYS