LOT 7
ESMT OR 1201/1144
US 17 COMMERICAL PARK PB 6/259

AT LEVEL UP LLC
75732 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2025

42-2N-27-438U-0007-0000

BUILDING CHARACTERISTICS

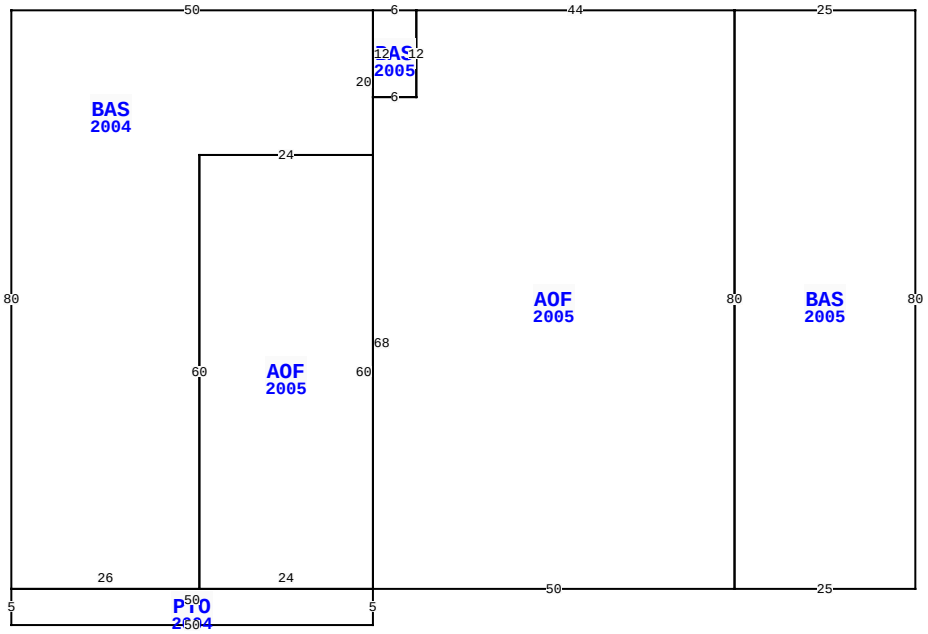
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		16 100
RMS		11 100
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	1,440	185	2005	2,664	135,515
AOF	3,928	185	2005	7,267	369,664
BAS	2,560	100	2004	2,560	130,224
BAS	72	100	2005	72	3,663
BAS	2,000	100	2005	2,000	101,738
PTO	250	5	2004	12	611
TOTALS	10,250			14,575	741,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	14,575	127.8056	58.47	852,200	2004	2010	0	0	0	13.00	87.00

1 STOR WAREH – 0% - 2024 Heated Area: 10000 HX Base Yr



85082 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	741,414
TOTAL MARKET OB/XF VALUE	46,307
TOTAL LAND VALUE - MARKET	152,512
TOTAL MARKET VALUE	940,233
SOH/AGL Deduction	0
ASSESSED VALUE	940,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	940,233
TOTAL JUST VALUE	940,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	928,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427202	ELEC OTHER	0	01/01/2014
C25050	CO ISSUED	0	09/23/2011
B25050	REMODEL	2,000	08/01/2011
C0922772	CO ISSUED	0	08/01/2009
B22772	REMODEL	120,000	08/01/2009
B0514315	REMODEL	10,000	03/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/328	9/14/2023	WD	Q	I	01	1,100,000
GRANTOR: SECOND AMENDMENT INC						
GRANTEE: AT LEVEL UP LLC						
1639/0749	9/04/2009	WD	Q	I	01	504,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: SECOND AMENDMENT IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25AOF=[YR=2005] W44BAS=[YR=2005]
W6BAS=[YR=2004] W50S80PTO=[YR=2004] S5E50
N5W50$E26AOF=[YR=2005] E24N60W24S60$
N60E24N20$S12E6N12$S12W6S68E50 N80$S80E25N80$.

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	13,431.00	SF	2.00	2.00	100	2004	2004	3	52	13,968	
2	0812	CONCRETE C	0	0	125	40	5,000.00	SF	4.00	4.00	100	2004	2004	3	83	16,600	
3	0400	CONC CURB	0	0	0	0	830.00	LF	15.00	15.00	100	2004	2004	3	87	10,832	
4	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2004	2004	3	87	196	
5	0424	CL FNC 6'	0	0	0	0	5.00	LF	20.00	20.00	100	2004	2004	3	61	61	
6	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2004	2004	3	61	549	
7	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2004	2004	3	21	336	
8	0443	STK FNC 6'	0	0	0	0	506.00	LF	10.00	10.00	100	2008	2008	3	31	1,569	
9	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2004	2004	3	61	2,196	

LAND DESCRIPTION

TOTAL OB/XF 46,307

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	0003	CI	0.00	0.00	43,575.00	SF		1.00	1.00	1.00	3.50	3.50	152,512							

REVIEW DATE 09/03/2020 BY KK Total Acres: 1.00 Total Land Value: 152,512 Market: 0 Agricultural: 0 Common: 152,512 PRINTED 07/30/2025 BY SYS