BLOCK 2 TRACTS A B & C
(EX TRACT D)
YULEE HEIGHTS SUB PB 3/47A

FORSHEE INVESTMENTS LLC
850548 US HWY 17
YULEE, FL 32097

2025

42-2N-27-4400-0002-000A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		10 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

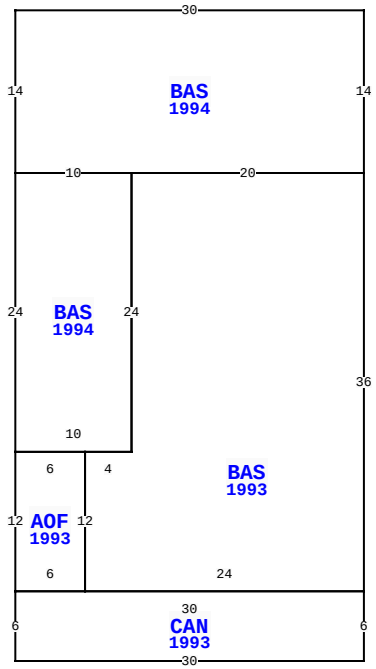
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	72	100	1993	72	9,950
BAS	768	100	1993	768	106,127
BAS	240	100	1994	240	33,165
BAS	420	100	1994	420	58,038
CAN	180	30	1993	54	7,462
TOTALS	1,680			1,554	214,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,554	109.2798	153.54	238,601	1978	2010	0	0	0	10.00	90.00

1 OFFICE – 0% - 2025 Heated Area: 1500 HX Base Yr



850548 US HWY 17, YULEE

BLD DATE	03/17/2025	REA	LGL DATE
XF DATE			LAND DATE 03/18/2025 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,741
TOTAL MARKET OB/XF VALUE	7,867
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	342,608
SOH/AGL Deduction	0
ASSESSED VALUE	342,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,608
TOTAL JUST VALUE	342,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,445

ALSO OWNS ADJCNT (VACANT) PRCL 42-2N-27-4400-0002-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004432	INTERIOR REMODEL	25,000	04/25/2025
E23822	ELEC OTHER	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2757/333	12/18/2024	WD	Q	I	05	565,000
GRANTOR: MCCORMICK PAULA RENEE						
GRANTEE: FORSHEE INVESTMENTS						
1246/1229	7/19/2004	WD	Q	I	01	100
GRANTOR: MCCORMICK WILLIAM & L						
GRANTEE: SLAYTON PAULA MCCOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 S14 BAS=[YR=1994] S24 AOF=[YR=1993] S12
CAN=[YR=1993] S6 E30 N6 W30 $ E6 N12 W6 $ E10 N24 W10 $ E10
BAS=[YR=1993] S24 W4 S12 E24 N36 W20 $ E20 N14 $.

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	3,800.00	SF	2.00	2.00	100	1980	1980	3	50	3,800	
2	0424	CL FNC 6'	0	0	0	0	480.00	LF	20.00	20.00	100	1980	1980	3	20	1,920	
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1980	1980	3	20	70	
4	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1985	1985	3	56	140	
5	0940	SHEDS/PORT	0	0	36	12	432.00	SF	20.10	20.10	100	1985	1985	3	20	1,737	
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1978	1978	3	20	80	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 7,867

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	002500	C	SRVC SHOPS	0	0004	CI	120.00	200.00	24,000.00	SF		1.00	1.00	1.00	4.00	4.00	96,000							
2	000100	C	RES	0		RSF-2	100.00	120.00	12,000.00	SF		1.00	1.00	1.00	2.00	2.00	24,000							

REVIEW DATE 06/05/2025 BY KW Total Acres: 0.55 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS