BLOCK 2 TRACT E
IN OR 1566/332
YULEE HEIGHTS SUB PB 3/47A

CARTER THOMAS S & KIMBERLY D/
PO BOX 239
YULEE, FL 32041-0239

2025

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

BUILDING CHARACTERISTICS

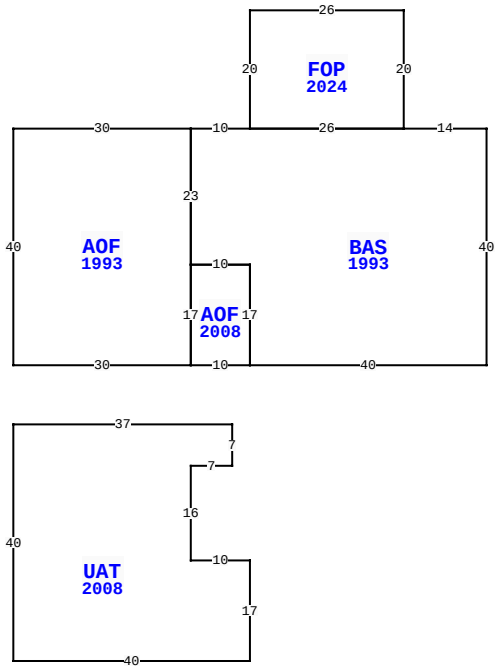
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
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	1,200	185	1993	2,220	113,116
AOF	170	185	2008	314	15,999
BAS	1,830	100	1993	1,830	93,244
FOP	520	50	2024	260	13,248
UAT	1,419	10	2008	142	7,236
TOTALS	5,139			4,766	242,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	06	4,766	90.5634	87.85	418,693	1985	1995	0	0	0	42.00	58.00

1 VEH SALE/R – 0% - 0 Heated Area: 3342 HX Base Yr



850540 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 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	242,842
TOTAL MARKET OB/XF VALUE	23,950
TOTAL LAND VALUE - MARKET	126,000
TOTAL MARKET VALUE	392,792
SOH/AGL Deduction	36,023
ASSESSED VALUE	356,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,769
TOTAL JUST VALUE	392,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,882

SOME GLASS FRONT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/0332	5/13/2008	WD	Q	I		450,000
GRANTOR: JOHNSON SAMUEL E						
GRANTEE: CARTER THOMAS S & K						
0618/1126	2/07/1991	WD	Q	I	05	87,500
GRANTOR: FLEET FINANCE & MORT						
GRANTEE: JOHNSON SAMUEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W26 W10 S23 E10 S17 E40 N40 $
UAT=[YR=2008;ORIG=-80,50] S40 E40 N17 W10 N16 E7 N7 W37 $
AOF=[YR=1993;ORIG=-50,0] W30 S40 E30 N17 N23 $
AOF=[YR=2008;ORIG=-50,40] E10 N17 W10 S17 $
FOP=[YR=2024;ORIG=-40,0] E26 N20 W26 S20 $
.

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	0812	CONCRETE C	0	0	0	0	5,336.00	SF	4.00	4.00	100	1985	1985	3	44	9,391	
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00	1,265.00	100	2000	2000	3	48	2,429	
3	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2000	2000	3	48	324	
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1985	1985	3	20	480	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	
6	0424	CL FNC 6'	0	0	0	0	614.00	LF	20.00	20.00	100	2008	2008	3	72	8,842	
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2008	2008	3	72	252	
8	0681	POLE SHED	0	0	30	8	240.00	SF	15.00	15.00	100	2010	2010	3	56	2,016	

LAND DESCRIPTION

TOTAL OB/XF 23,950

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	105.00	300.00	31,500.00	SF		1.00	1.00	1.00	4.00	4.00	126,000							

REVIEW DATE 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/30/2025 BY SYS