LOT 5
IN OR 2736/480
(HWY 17 SO-NORTH ADJ MOTEL)

LOREN DEVELOPMENT INC
850390 US HWY 17
YULEE, FL 32097

2025

42-2N-27-4500-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	03/18/2025 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,539
TOTAL LAND VALUE - MARKET	357,750
TOTAL MARKET VALUE	373,289
SOH/AGL Deduction	0
ASSESSED VALUE	373,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,289
TOTAL JUST VALUE	373,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428323	1200SFSTRG	50,472	02/01/2014
E995770	CHNGE SRVC	0	04/01/1999
MH982390	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2736/480	8/30/2024	WD	U	I	30	799,000
GRANTOR: MCLEOD LUTHER M						
GRANTEE: LOREN DEVELOPMENT I						
2512/1715	11/10/2021	QC	U	V	11	100
GRANTOR: MCLEOD NORMA J						
GRANTEE: MCLEOD LUTHER						

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	0423	CL FNC 5'	0	0	0	0	300.00	LF	6.85	6.85	100	2014	2014	3	85	1,747	
2	0812	CONCRETE C	0	0	53	30	1,590.00	SF	4.00	4.00	100	2014	2014	3	94	5,978	
3	0812	CONCRETE C	0	0	0	0	1,232.00	SF	4.00	4.00	100	2014	2014	3	94	4,632	
4	0811	CONCRETE B	0	0	0	0	651.00	SF	5.20	5.20	100	2014	2014	3	94	3,182	

LAND DESCRIPTION

TOTAL OB/XF 15,539

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		RM	285.00	250.00	71,550.00	SF		1.00	1.00	1.00	5.00	5.00	357,750							

REVIEW DATE 09/03/2020 BY KK Total Acres: 1.60 Total Land Value: 357,750 Market: 0 Agricultural: 0 Common: 357,750 PRINTED 07/30/2025 BY SYS