LOTS A,F,1,2 & 3 INOR 2295/561
(EX UTIL ESMT IN OR 1803/699)
YULEE FARMS R/P OF LOTS 1 & 2

PENINSULA PIPELINE COMPANY INC
500 ENERGY LANE STE 400
DOVER, DE 19901

2025

42-2N-27-4520-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
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

850436 US HWY 17, YULEE

BLD DATE	10/14/2020 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2025 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	46,391
TOTAL LAND VALUE - MARKET	601,128
TOTAL MARKET VALUE	647,519
SOH/AGL Deduction	90,257
ASSESSED VALUE	557,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	557,262
TOTAL JUST VALUE	647,519
NCON VALUE	0
INCOME VALUE	7,341,222
PREVIOUS YEAR MKT VALUE	509,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003571	DEMO-MINI STRG	15,000	03/24/2021
21003566	DEMO-MINI STRG	11,000	03/24/2021
21003567	DEMO-SFR BLDG	4,500	03/24/2021
21003568	DEMO-MINI STRG	11,000	03/24/2021
21003569	DEMO-SFR BLDG	2,500	03/24/2021
21003571	DEMO-MINI STRG	15,000	03/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0561	8/02/2019	SW	Q	I	01	1,150,000
GRANTOR: MAULDIN-COTTRELL INC						
GRANTEE: PENINSULA PIPELINE						
0396/0555	8/01/1983	WD	Q	I		42,000
GRANTOR:						
GRANTEE:						

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	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1987	1987	3	24	2,429	
2	0443	STK FNC 6'	0	0	0	0	270.00	LF	10.00	10.00	100	1985	1985	3	20	540	
3	0430	CL FNC 6B	0	0	0	0	676.00	LF	9.70	9.70	100	2020	2020	3	95	6,229	
4	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2020	2020	3	95	1,330	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
6	0819	CONC 12"	0	0	15	15	225.00	SF	9.50	9.50	100	2020	2020	3	98	2,095	
7	0819	CONC 12"	0	0	60	10	600.00	SF	9.50	9.50	100	2020	2020	3	98	5,586	
8	0819	CONC 12"	0	0	30	8	240.00	SF	9.50	9.50	100	2020	2020	3	98	2,234	
9	0819	CONC 12"	0	0	58	10	580.00	SF	9.50	9.50	100	2020	2020	3	98	5,400	
10	0819	CONC 12"	0	0	45	10	450.00	SF	9.50	9.50	100	2020	2020	3	98	4,190	

TOTAL OB/XF 30,318

LAND DESCRIPTION

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	009100	C	UTILITY	0	0004	CG			150,282.00	SF		1.00	1.00	1.00	4.00	4.00	601,128							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.45 Total Land Value: 601,128 Market: 0 Agricultural: 0 Common: 601,128 PRINTED 07/30/2025 BY SYS

LOTS A,F,1,2 & 3 INOR 2295/561
(EX UTIL ESMT IN OR 1803/699)
YULEE FARMS R/P OF LOTS 1 & 2

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 2 of 2 — 4

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BASE TAXABLE VALUE	557,262
TOTAL JUST VALUE	647,519
NCON VALUE	0
INCOME VALUE	7,341,222
PREVIOUS YEAR MKT VALUE	509,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003573	DEMO-MOTORCYCLE S	5,800	03/24/2021
21003574	DEMO-SFR BLDG	4,800	03/24/2021
20002838	XFOB - SHED	5,796	05/07/2020
B21775	REMODEL	1,700	08/01/2008
Z991192	OTHER	0	04/01/1999
963512	REMODEL	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0561	8/02/2019	SW	Q	I	01	1,150,000
GRANTOR: MAULDIN-COTTRELL INC						
GRANTEE: PENINSULA PIPELINE						
0396/0555	8/01/1983	WD	Q	I		42,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BLD DATE	10/14/2020 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

850436 US HWY 17, YULEE

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
11	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2020	2020	3	86	3,096	
12	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2020	2020	3	95	7,211	
13	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2020	2020	3	95	1,425	
14	0430	CL FNC 6B	0	0	0	0	298.00	LF	9.70	9.70	100	2021	2021	3	96	2,775	
15	0430	CL FNC 6B	0	0	0	0	96.00	LF	9.70	9.70	100	2021	2021	3	96	894	
16	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2021	2021	3	96	672	

LAND DESCRIPTION

TOTAL OB/XF 16,073

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.45 Total Land Value: 601,128 Market: 0 Agricultural: 0 Common: 601,128 PRINTED 07/30/2025 BY SYS