BLKS 1 & 2
IN OR 1146/819
ESMT OR 1892/1229

393 U S HIGHWAY 17 LLC
1722 SHERIDAN ST #349
HOLLYWOOD, FL 33020

2025

42-2N-27-4580-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

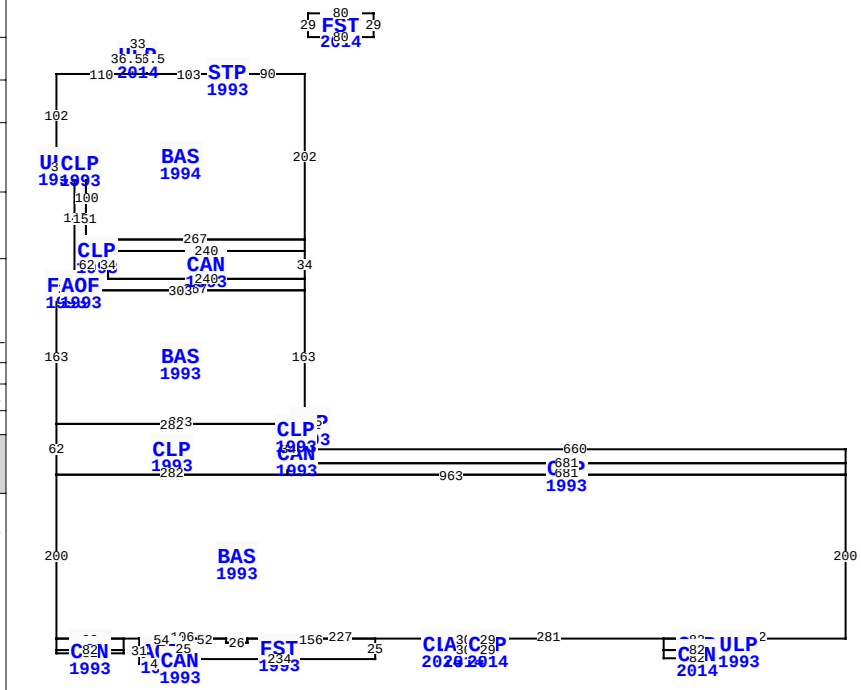
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		20 100
Frame	05	STEEL 100
Story Height		32 100
RMS		12 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4800	WAREHOUSE-STORAGE
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	132	185	1993	244	547
AOF	1,626	185	1993	3,008	6,744
AOF	420	185	2014	777	1,742
BAS	49,389	100	1993	49,389	110,730
BAS	192,730	100	1993	192,730	432,101
BAS	57,606	100	1994	57,606	129,153
CAN	40	30	1993	12	27
CAN	328	30	1993	98	220
CAN	8,160	30	1993	2,448	5,488
CAN	11,946	30	1993	3,584	8,035
TOTALS	374,425			341,088	764,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	341,088	98.0158	44.84	15,294,386	1953	1953	0	20	0	80.00	5.00

1 STOR WAREH – 0% - 0 Heated Area: 301903 HX Base Yr



** This building has 28 Sub-Areas

850529 US HWY 17, YULEE

BLD DATE	01/29/2021	KK	LGL DATE	
XF DATE	01/29/2021	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	787,906
TOTAL MARKET OB/XF VALUE	378,857
TOTAL LAND VALUE - MARKET	771,765
TOTAL MARKET VALUE	1,938,528
SOH/AGL Deduction	0
ASSESSED VALUE	1,938,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,938,528
TOTAL JUST VALUE	1,938,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,922,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007765	REPAIR/RRF	15,000	08/12/2022
B1328075	CO ISSUED	0	12/14/2013
B1328076	10X44 MODULAR OFF	0	12/01/2013
E1327042	NEW CONSTR	0	12/01/2013
E1327043	NEW CONSTR	0	12/01/2013
B1327942	SCALE	18,000	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP

GRANTEE: 393 U S HIGHWAY 17

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W90 STP=[YR=1993] N4W8S4E8$ W103ULP=[YR=2014]
U36 R6 W33 D36 R6 E21$W110S102ULP=[YR=1993] W16S12E38
N12W22$E22CLP=[YR=1993] S148W22S8 FST=[YR=1993]
S6E24AOF=[YR=1993] E12N11W12 S11$N11W18S5W6$E6N5E30N151W14$
E14S100E267 CLP=[YR=1993] W267S62 E267BAS=[YR=1993]
W303S163CLP=[YR=1993] S62BAS=[YR=1993] S200 CLP=[YR=1994]
S14 CAN=[YR=1993] S4E82N4W82$E82N14W82$ E101 AOF=[YR=1993]
S31E46N1CAN=[YR=1993] E8N5W8S5$N5E8N25FST=[YR=1993] S25
E234N25W156S5W26N5W52$W54$E106 S5E26N5E227CLP=[YR=2014]
S14E22N14 AOF=[YR=2014] S14E30N14CLP=[YR=2014] S14
E29N14W29$W30$W22$E281 CLP=[YR=2014] S14CAN=[YR=2014]
S10E82N10 W82$E82N14ULP=[YR=1993] S14E20N14W20

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	0402	CONC BUMPE	0	0	0	0	308.00	UT	16.75	16.75	100	1971	1971	3	27.8	1,434	
2	0400	CONC CURB	0	0	0	0	952.00	LF	10.05	10.05	100	1971	1971	3	27.8	2,660	
3	0812	CONCRETE C	0	0	0	0	11,407.00	SF	4.00	4.00	100	1958	1958	3	20	9,126	
4	0803	ASPHALT C	0	0	0	0	185,063.00	SF	2.00	2.00	100	1970	1970	3	50	185,063	
5	0975	ST LT/ARM	0	0	0	0	17.00	UT	500.00	500.00	100	1971	1971	3	20	1,700	
6	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	20	1958	1958	3	20	320	
7	0963	FIRE HYDR	0	0	0	0	24.00	UT	1,500.00	1,500.00	20	1958	1958	3	20	7,200	
8	0940	SHEDS/PORT	0	0	15	12	180.00	SF	13.20	13.20	100	1970	1970	3	20	475	
9	0940	SHEDS/PORT	0	0	7	7	49.00	SF	20.10	20.10	100	1972	1972	3	20	197	
10	0940	SHEDS/PORT	0	0	7	7	49.00	SF	20.10	20.10	100	1972	1972	3	20	197	

TOTAL OB/XF 208,372

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	004800	C	WAREHOUSE	0		IH 1	461.00	200.00	35.42	AC		1.00	1.00	0.25	87,000.00	21,750.00	770,385							
2	009605	C	WETLANDS	0		IH	0.00	0.00	1.38	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,380							

REVIEW DATE 01/29/2021 BY KK Total Acres: 36.80 Total Land Value: 771,765 Market: 0 Agricultural: 0 Common: 771,765 PRINTED 07/30/2025 BY SYS

BLKS 1 & 2
IN OR 1146/819
ESMT OR 1892/1229

393 U S HIGHWAY 17 LLC
1722 SHERIDAN ST #349
HOLLYWOOD, FL 33020

2025

42-2N-27-4580-0001-0000

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 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		24 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

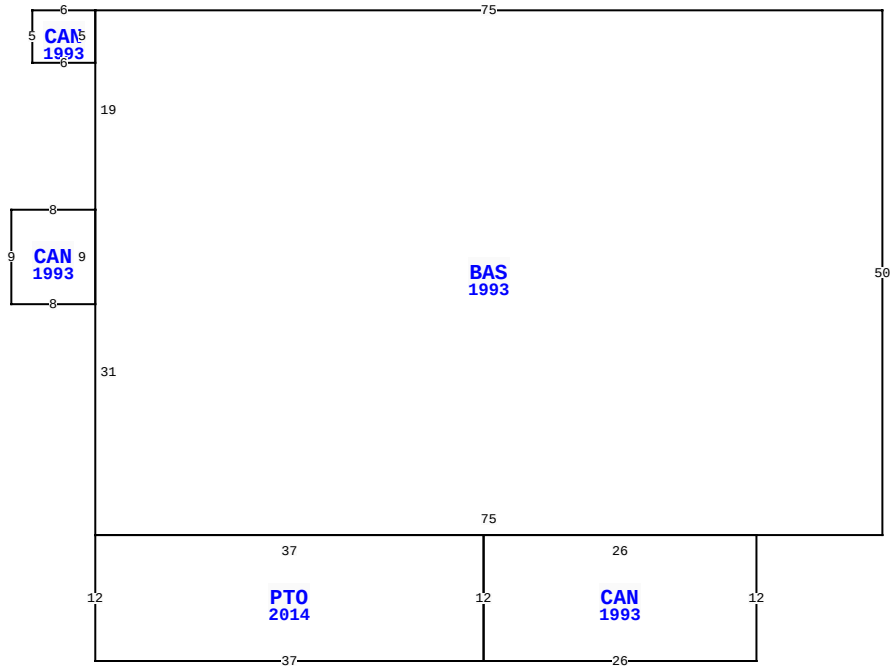
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100	1993	3,750	18,618
CAN	30	30	1993	9	45
CAN	72	30	1993	22	109
CAN	312	30	1993	94	467
PTO	444	5	2014	22	109
TOTALS	4,608			3,897	19,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,897	83.4678	38.19	148,826	1982	1982	0	15	0	72.00	13.00

2 STOR WAREH – 0% - 0 Heated Area: 3750 HX Base Yr



BLD DATE	01/29/2021	KK	LGL DATE	
XF DATE	01/29/2021	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

850529 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	7	8	56.00	SF	30.00	30.00	100	1972	1972	3	20	336	
12	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100	1972	1972	3	20	336	
13	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100	1972	1972	3	20	336	
14	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
15	0940	SHEDS/PORT	0	0	6	7	42.00	SF	20.10	20.10	100	1972	1972	3	20	169	
16	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
17	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
18	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
19	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100	1971	1971	3	21	248	
20	0424	CL FNC 6'	0	0	0	0	337.00	LF	22.00	22.00	100	1971	1971	3	20	1,483	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	787,906
TOTAL MARKET OB/XF VALUE	378,857
TOTAL LAND VALUE - MARKET	771,765
TOTAL MARKET VALUE	1,938,528
SOH/AGL Deduction	0
ASSESSED VALUE	1,938,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,938,528
TOTAL JUST VALUE	1,938,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,922,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225574	ELEC OTHER	0	11/01/2012
R991928	REPAIR/RRF	170,000	08/01/1999
960477	REPAIR/RRF	252,000	07/16/1996
8295	REPAIR/RRF	97,916	08/10/1992
8034	TANKS/BLRS	29,500	04/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP
GRANTEE: 393 U S HIGHWAY 17

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W75 CAN=[YR=1993] W6 S5 E6 N5 $ S19
CAN=[YR=1993] W8 S9 E8 N9 $ S31 PTO=[YR=2014]
S12E37CAN=[YR=1993] E26N12W26S12$N12W37$E75N50$.

LAND DESCRIPTION

TOTAL OB/XF 3,916

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 01/29/2021 BY KK Total Acres: 36.80 Total Land Value: 771,765 Market: 0 Agricultural: 0 Common: 771,765 PRINTED 07/30/2025 BY SYS

BLKS 1 & 2
IN OR 1146/819
ESMT OR 1892/1229

393 U S HIGHWAY 17 LLC
1722 SHERIDAN ST #349
HOLLYWOOD, FL 33020

2025

42-2N-27-4580-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

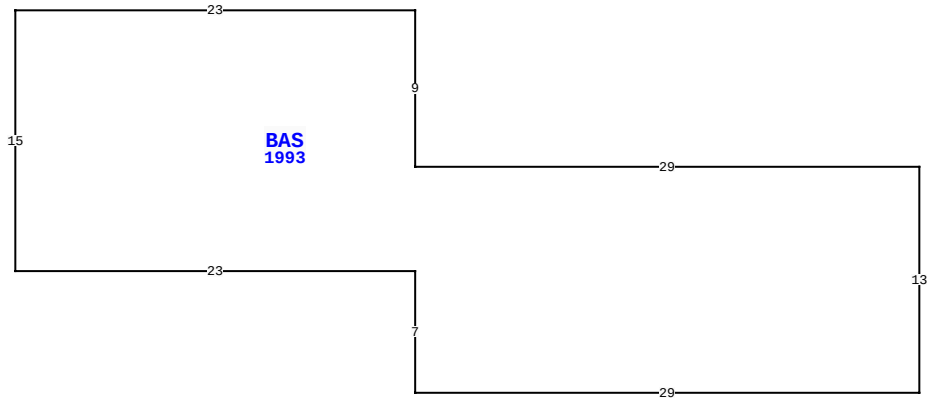
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	722	100	1993	722	3,840
TOTALS	722			722	3,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	722	58.1288	26.59	19,198	1959	1959	0	0	0	80.00	20.00

8 STOR WAREH – 0% - 0 Heated Area: 722 HX Base Yr



850529 US HWY 17, YULEE

BLD DATE	01/29/2021	KK	LGL DATE	
XF DATE	01/29/2021	KK	LAND DATE	04/01/2023 DCA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	787,906
TOTAL MARKET OB/XF VALUE	378,857
TOTAL LAND VALUE - MARKET	771,765
TOTAL MARKET VALUE	1,938,528
SOH/AGL Deduction	0
ASSESSED VALUE	1,938,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,938,528
TOTAL JUST VALUE	1,938,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,922,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP

GRANTEE: 393 U S HIGHWAY 17

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 N9 W23 S15 E23 S7 E29 N13$.

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
21	0430	CL FNC 6B	0	0	0	0	3,322.00	LF	9.70	9.70	100	1971	1971	3	20	6,445	
22	0431	CL FNC 8B	0	0	0	0	229.00	LF	15.63	15.63	100	1971	1971	3	20	716	
23	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1971	1971	3	20	175	
24	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	1971	1971	3	20	875	
25	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1971	1971	3	20	88	
26	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	20	700	
27	6001	ROLLUP DR	0	0	0	0	15.00	UT	400.00	400.00	100	1953	1953	3	20	1,200	
28	0940	SHEDS/PORT	0	0	20	15	300.00	SF	24.00	24.00	100	1999	1999	3	20	1,440	
29	0979	TANK WATER	0	0	0	0	1.00	UT	11,250.00	11,250.00	100	1953	1953	3	100	11,250	
30	0966	FIRE SPRNK	0	0	0	0	307,645.00	SF	0.75	0.75	100	1953	1953	3	60	138,440	

TOTAL OB/XF 161,329

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

REVIEW DATE 01/29/2021 BY KK Total Acres: 36.80 Total Land Value: 771,765 Market: 0 Agricultural: 0 Common: 771,765 PRINTED 07/30/2025 BY SYS

BLKS 1 & 2
IN OR 1146/819
ESMT OR 1892/1229

393 U S HIGHWAY 17 LLC
1722 SHERIDAN ST #349
HOLLYWOOD, FL 33020

2025

42-2N-27-4580-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4800	WAREHOUSE-STORAGE	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,938,528
TOTAL JUST VALUE	1,938,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,922,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP
GRANTEE: 393 U S HIGHWAY 17

BLD DATE	01/29/2021	KK	LGL DATE
XF DATE	01/29/2021	KK	LAND DATE 04/01/2023 DCA
INC DATE			AG DATE

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
31	0730	LOAD RAMP	0	0	30	11	330.00	LF	8.10	8.10	100	2014	2014	3	98	2,620	
32	0730	LOAD RAMP	0	0	30	11	330.00	LF	8.10	8.10	100	2014	2014	3	98	2,620	

LAND DESCRIPTION

TOTAL OB/XF 5,240

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 01/29/2021 BY KK Total Acres: 36.80 Total Land Value: 771,765 Market: 0 Agricultural: 0 Common: 771,765 PRINTED 07/30/2025 BY SYS