N142 FT OF LOT 4
IN OR 2448/1918
YULEE FARMS UNIT 4 PBK 3/32

BOSTIC COMMERCIAL PROPERTY LLC/
C/O GULATI LAW PL, 479 MONTGOMERY PL
ALTAMONTE SPRINGS, FL 32714

2025

42-2N-27-4600-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

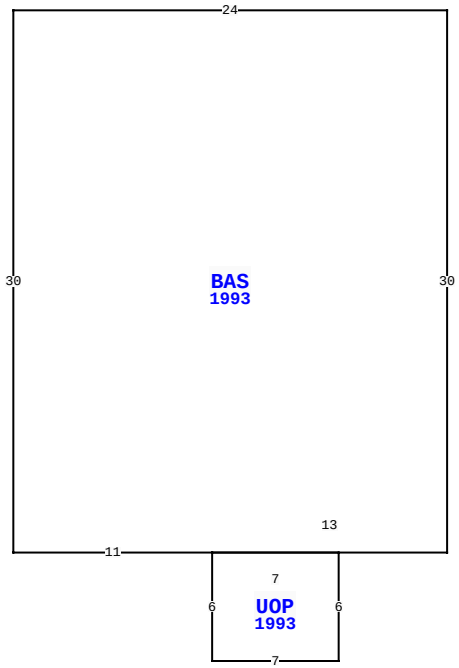
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	44,136
UOP	42	20	1993	8	491
TOTALS	762			728	44,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	728	87.8850	122.60	89,253	1970	1980	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 720 HX Base Yr



850500 US HWY 17, YULEE

BLD DATE	01/14/2019	KK	LGL DATE	
XF DATE	01/14/2019	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	591,393
TOTAL MARKET OB/XF VALUE	68,933
TOTAL LAND VALUE - MARKET	435,152
TOTAL MARKET VALUE	1,095,478
SOH/AGL Deduction	160,459
ASSESSED VALUE	935,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	935,019
TOTAL JUST VALUE	1,095,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,001,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427506	EVAS HAIR DESIGN	0	04/01/2014
B20688	CARPORT	845	10/01/2007
B0515276	NEW CONSTR	160,930	09/01/2006
E16338	ELEC OTHER	1,950	12/01/2005
M10785	MECH OTHER	0	12/01/2005
B16588	NEW CONSTR	150,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1918	3/31/2021	WD	Q	I	01	935,000
GRANTOR: PHILLIPS JAMES SR & P						
GRANTEE: BOSTIC COMMERCIAL P						
0932/0052	5/11/2000	WD	Q	I		100,000
GRANTOR: PILE TECHNOLOGY INC						
GRANTEE: PHILLIPS JAMES SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 E11 UOP=[YR=1993] S6 E7 N6 W7 $ E13 N30 $.

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	0511	GARAGE CB-	0	0	28	32	896.00	SF	40.00	40.00	100	1985	1985	3	44	15,770	
2	0803	ASPHALT C	0	0	0	0	12,345.00	SF	2.00	2.00	100	2001	2001	3	50	12,345	
3	0811	CONCRETE B	0	0	0	0	460.00	SF	5.20	5.20	100	2001	2001	3	79	1,890	
4	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	2001	2001	3	84	483	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80	
6	0422	CL FNC 4'	0	0	0	0	20.00	LF	15.00	15.00	100	2001	2001	3	52	156	
7	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	21	756	
8	0350	CARPORT WD	0	0	21	15	315.00	SF	8.58	8.58	100	2001	2001	3	20	541	
9	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2005	2005	3	88	198	
10	0803	ASPHALT C	0	0	0	0	6,773.00	SF	2.00	2.00	100	2005	2005	3	54	7,315	

TOTAL OB/XF 39,534

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	0004	CI	142.00	765.00	108,788.00	SF		1.00	1.00	1.00	4.00	4.00	435,152							

REVIEW DATE 01/14/2019 BY KK Total Acres: 2.50 Total Land Value: 435,152 Market: 0 Agricultural: 0 Common: 435,152 PRINTED 07/30/2025 BY SYS

N142 FT OF LOT 4
IN OR 2448/1918
YULEE FARMS UNIT 4 PBK 3/32

BOSTIC COMMERCIAL PROPERTY LLC/
C/O GULATI LAW PL, 479 MONTGOMERY PL
ALTAMONTE SPRINGS, FL 32714

2025

42-2N-27-4600-0004-0010

BUILDING CHARACTERISTICS

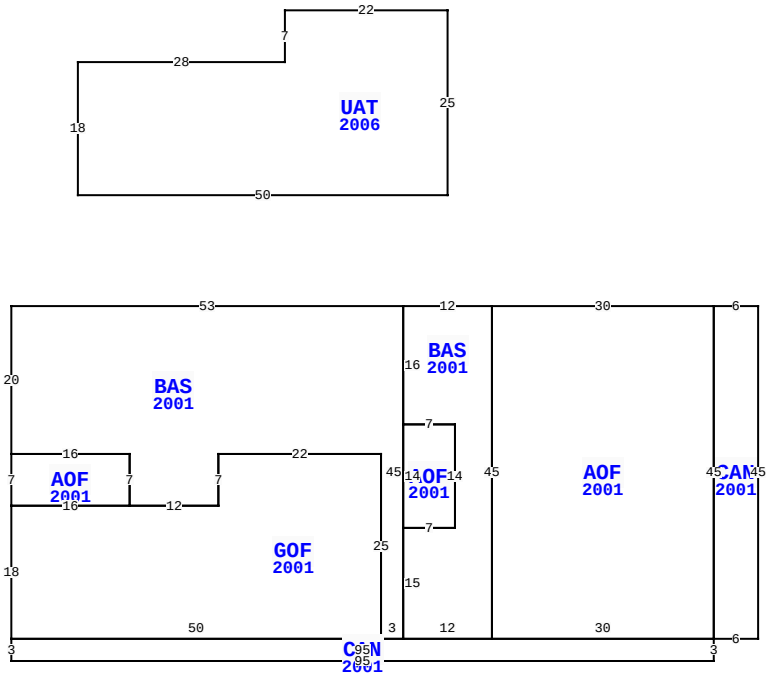
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		12 100
Frame	05	STEEL 100
Story Height		15 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	98	185	2001	181	5,233
AOF	112	185	2001	207	5,985
AOF	1,350	185	2001	2,498	72,220
BAS	442	100	2001	442	12,779
BAS	1,219	100	2001	1,219	35,243
CAN	270	30	2001	81	2,342
CAN	285	30	2001	86	2,486
GOF	1,054	210	2001	2,213	63,980
UAT	1,054	10	2006	105	3,036
TOTALS	5,884			7,032	203,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,032	89.0000	40.72	286,343	2001	2001	0	0	0	29.00	71.00

2 STOR WAREH – 0% - 0 Heated Area: 4380 HX Base Yr



850500 US HWY 17, YULEE

BLD DATE	01/14/2019 KK	LGL DATE	
XF DATE	01/14/2019 KK	LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

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	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2005	2005	3	22	440	
12	0803	ASPHALT C	0	0	0	0	9,250.00	SF	2.00	2.00	100	2006	2006	3	56	10,360	
13	0812	CONCRETE C	0	0	0	0	1,385.00	SF	4.00	4.00	100	2006	2006	3	86	4,764	
14	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2006	2006	3	89	200	
15	0400	CONC CURB	0	0	0	0	152.00	LF	15.00	15.00	100	2006	2006	3	89	2,029	
16	0098	AWNING MTL	0	0	4	7	28.00	SF	9.75	9.75	100	2006	2006	3	24	66	
17	0422	CL FNC 4'	0	0	0	0	1,544.00	LF	15.00	15.00	100	1970	1970	3	20	4,632	
18	0424	CL FNC 6'	0	0	0	0	132.00	LF	20.00	20.00	100	2000	2000	3	48	1,267	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	48	288	
20	0810	CONCRETE A	0	0	0	0	375.00	SF	6.50	6.50	100	2010	2010	3	90	2,194	

TOTAL OB/XF 26,240

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	591,393
TOTAL MARKET OB/XF VALUE	68,933
TOTAL LAND VALUE - MARKET	435,152
TOTAL MARKET VALUE	1,095,478
SOH/AGL Deduction	160,459
ASSESSED VALUE	935,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	935,019
TOTAL JUST VALUE	1,095,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,001,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10334	OTHER	0	11/01/2005
E15543	ELEC OTHER	1,500	08/01/2005
E15361	ELEC OTHER	3,000	07/01/2005
M10055	MECH OTHER	0	07/01/2005
P0509508	OTHER	0	05/01/2005
M015137	H/AC	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1918	3/31/2021	WD	Q	I	01	935,000
GRANTOR: PHILLIPS JAMES SR & P						
GRANTEE: BOSTIC COMMERCIAL P						
0932/0052	5/11/2000	WD	Q	I		100,000
GRANTOR: PILE TECHNOLOGY INC						
GRANTEE: PHILLIPS JAMES SR &						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2001] W6 AOF=[YR=2001] W30 BAS=[YR=2001] W12
BAS=[YR=2001] W53 S20 AOF=[YR=2001] S7E16N7W16$E16S7
GOF=[YR=2001] W16S18 CAN=[YR=2001] S3 E95 N3 W95 $ E50 N25
W22 S7 W12 $ E12 N7 E22S25E3N45$ S16 AOF=[YR=2001]
S14E7N14W7$E7S14W7S15 E12N45$ S45E30N45 $ S45E6N45$
PTR=N15W42 UAT=[YR=2006] N25W22S7W28 S18E50$ E42S15$.

REVIEW DATE 01/14/2019 BY KK Total Acres: 2.50 Total Land Value: 435,152 Market: 0 Agricultural: 0 Common: 435,152 PRINTED 07/30/2025 BY SYS

N142 FT OF LOT 4
IN OR 2448/1918
YULEE FARMS UNIT 4 PBK 3/32

BOSTIC COMMERCIAL PROPERTY LLC/
C/O GULATI LAW PL, 479 MONTGOMERY PL
ALTAMONTE SPRINGS, FL 32714

2025

42-2N-27-4600-0004-0010

NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		15 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

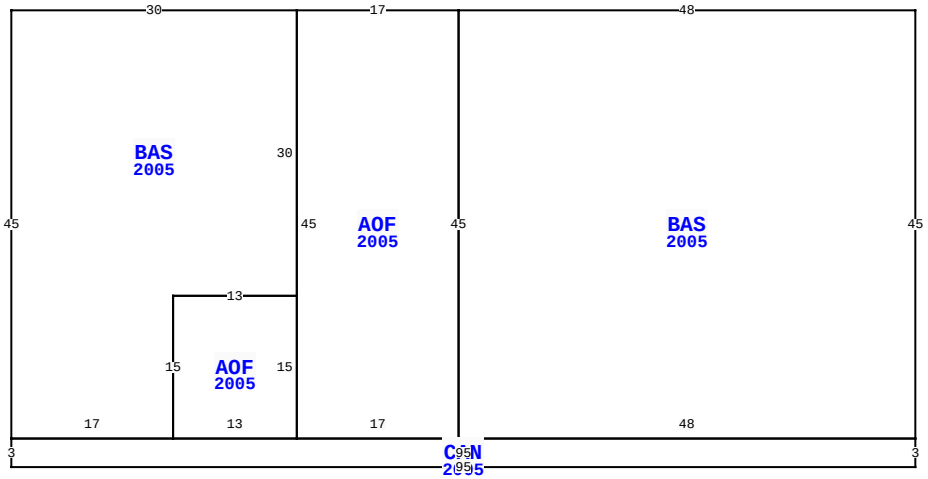
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	195	185	2005	361	11,579
AOF	765	185	2005	1,415	45,385
BAS	1,155	100	2005	1,155	37,045
BAS	2,160	100	2005	2,160	69,280
CAN	285	30	2005	86	2,759
TOTALS	4,560			5,177	166,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,177	88.7400	40.60	210,186	2005	2005	0	0	0	21.00	79.00

3 STOR WAREH – 0% - 0 Heated Area: 4275 HX Base Yr



850500 US HWY 17, YULEE

BLD DATE	01/14/2019	KK	LGL DATE	
XF DATE	01/14/2019	KK	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	591,393
TOTAL MARKET OB/XF VALUE	68,933
TOTAL LAND VALUE - MARKET	435,152
TOTAL MARKET VALUE	1,095,478
SOH/AGL Deduction	160,459
ASSESSED VALUE	935,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	935,019
TOTAL JUST VALUE	1,095,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,001,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018245	FOUNDATION	9,500	05/01/2001
B018303	NEW CONSTR	205,200	05/01/2001
CCM0193	ADDITION	0	04/01/2001
R013213	REPAIR/RRF	0	04/01/2001
R002515	REPAIR/RRF	750	05/01/2000
974242	DEMOLITION	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1918	3/31/2021	WD	Q	I	01	935,000
GRANTOR: PHILLIPS JAMES SR & P						
GRANTEE: BOSTIC COMMERCIAL P						
0932/0052	5/11/2000	WD	Q	I		100,000
GRANTOR: PILE TECHNOLOGY INC						
GRANTEE: PHILLIPS JAMES SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 AOF=[YR=2005] W17 BAS=[YR=2005] W30 S45 CAN=[YR=2005] S3 E95 N3 W95$ E17 AOF=[YR=2005] E13 N15 W13 S15$ N15 E13 N30$ S45 E17 N45$ S45 E48 N45$.

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	0810	CONCRETE A	0	0	15	13	195.00	SF	6.50	6.50	100	2014	2014	3	94	1,191	
22	0446	BOX FNC 6'	0	0	0	0	40.00	LF	20.00	20.00	100	2014	2014	3	60	480	
23	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
24	0978	SECURTY LT	0	0	0	0	3.00	UT	337.50	337.50	100	2001	2001	3	52	527	
25	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2006	2006	3	66	446	
26	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2015	2015	3	65	260	

LAND DESCRIPTION

TOTAL OB/XF 3,159

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 01/14/2019 BY KK Total Acres: 2.50 Total Land Value: 435,152 Market: 0 Agricultural: 0 Common: 435,152 PRINTED 07/30/2025 BY SYS

N142 FT OF LOT 4
IN OR 2448/1918
YULEE FARMS UNIT 4 PBK 3/32

BOSTIC COMMERCIAL PROPERTY LLC/
C/O GULATI LAW PL, 479 MONTGOMERY PL
ALTAMONTE SPRINGS, FL 32714

2025

42-2N-27-4600-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

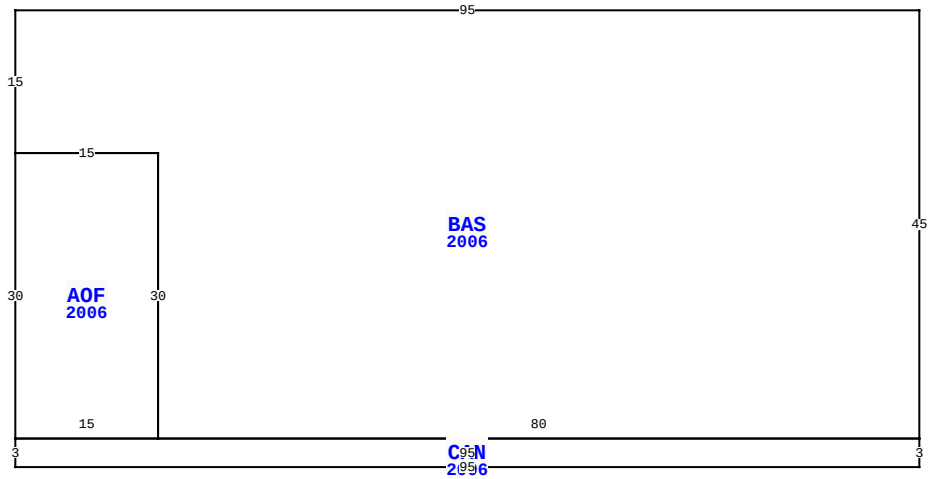
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		15 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	450	185	2006	832	31,122
BAS	3,825	100	2006	3,825	143,078
CAN	285	30	2006	86	3,217
TOTALS	4,560			4,743	177,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,743	100.9400	46.18	219,032	2006	2006	0	0	0	19.00	81.00

4 STOR WAREH – 0% - 0 Heated Area: 4275 HX Base Yr



850500 US HWY 17, YULEE

BLD DATE	01/14/2019	KK	LGL DATE	
XF DATE	01/14/2019	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	591,393
TOTAL MARKET OB/XF VALUE	68,933
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TOTAL MARKET VALUE	1,095,478
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ASSESSED VALUE	935,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	935,019
TOTAL JUST VALUE	1,095,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,001,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2448/1918	3/31/2021	WD	Q	I	01	935,000
GRANTOR: PHILLIPS JAMES SR & P						
GRANTEE: BOSTIC COMMERCIAL P						
0932/0052	5/11/2000	WD	Q	I		100,000
GRANTOR: PILE TECHNOLOGY INC						
GRANTEE: PHILLIPS JAMES SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W95S15AOF=[YR=2006] S30 CAN=[YR=2006]
S3E95N3W95$E15N30W15$ E15S30E80N45$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2019 BY KK Total Acres: 2.50 Total Land Value: 435,152 Market: 0 Agricultural: 0 Common: 435,152 PRINTED 07/30/2025 BY SYS