

DEEMAR LLC
85489 N HARTS RD
YULEE, FL 32097

42-2N-27-4600-0006-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 15 CONC BLOCK 100										2501 06 4,836 73.6409 63.15 305,393 1985 1985 0 0 25 50.00 25.00										Tax Group: 4 Tax Dist:									
Roof Structur 04 WOOD TRUSS 100										1 SERV SHOP - 0% - 2023 Heated Area: 4000 HX Base Yr										BUILDING MARKET VALUE 76,348									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 38,155									
Interior Wall 01 MINIMUM 100																				TOTAL LAND VALUE - MARKET 431,050									
Interior Floo 03 CONC FINSH 100																				TOTAL MARKET VALUE 546,453									
Ceiling 04 NONE 100																				SOH/AGL Deduction 46,799									
Air Condition 01 NONE 100																				ASSESSED VALUE 499,654									
Heating Type 01 NONE 100																				TOTAL EXEMPTION VALUE 0									
Plumbing 3 100																				BASE TAXABLE VALUE 499,654									
Frame 03 MASONRY 100																				TOTAL JUST VALUE 546,453									
Story Height 15 100																				NCON VALUE 0									
RMS 2 100																				INCOME VALUE									
Stories 1. 100																				PREVIOUS YEAR MKT VALUE 454,231									
Class 00 . 100																				TOP SHELF TRAILERS									
Units 0 100																													
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 OWNER OCC 100																													
Quality 02 Quality Level 02																													
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 144 185 1993 266 4,200																													
AOF 840 185 2022 1,554 24,534																													
BAS 3,016 100 1993 3,016 47,615																													
TOTALS 4,000 4,836 76,348																													
EXTRA FEATURES 850516 US HWY 17, YULEE																													
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																													
1 0812 CONCRETE C 0 0 0 0 7,800.00 SF 4.00 4.00 100 1985 1985 3 44 13,728																													
3 0351 CARPORT MT 0 0 34 20 680.00 SF 10.00 10.00 100 2005 2005 3 22 1,496																													
4 0351 CARPORT MT 0 0 34 22 748.00 SF 10.00 10.00 100 2005 2005 3 22 1,646																													
5 0811 CONCRETE B 0 0 30 20 600.00 SF 5.20 5.20 100 2000 2000 3 77 2,402																													
6 0351 CARPORT MT 0 0 21 21 441.00 SF 10.00 10.00 100 2000 2000 3 20 882																													
7 0510 GARAGE WD- 0 0 42 20 840.00 SF 35.00 35.00 100 1997 1997 3 24 7,056																													
8 0811 CONCRETE B 0 0 30 20 600.00 SF 5.20 5.20 100 2000 2000 3 77 2,402																													
9 0351 CARPORT MT 0 0 21 21 441.00 SF 10.00 10.00 100 2000 2000 3 20 882																													
10 0351 CARPORT MT 0 0 20 18 360.00 SF 10.00 10.00 100 2000 2000 3 20 720																													
11 0351 CARPORT MT 0 0 25 16 400.00 SF 10.00 10.00 100 2000 2000 3 20 800																													
LAND DESCRIPTION TOTAL OB/XF 32,014																													
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																													
1 002500 C SRVC SHOPS 0 CI 200.00 250.00 99,315.00 SF 1.00 1.00 1.00 4.00 4.00 397,260																													
2 000100 C RES 0 CI 0.77 AC 1.00 0.75 0.75 60,000.00 45,000.00 34,650																													
3 009400 C RIGHT-OF-WAY 0 CI 0.40 AC 1.00 1.00 1.00 100.00 100.00 40																													
REVIEW DATE 01/23/2023 BY HSNW Total Acres: 3.05 Total Land Value: 431,950 Market: 0 Agricultural: 0 Common: 431,950 PRINTED 07/30/2025 BY SYS																													

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