PT LOT 7 IN OR 2222/1760
(EX E 465 FT & ESMT IN
OR 349/793)

BERT NORMANS PLUMBING INC/
PO BOX 159
YULEE, FL 32041

2025

42-2N-27-4600-0007-0000

BUILDING CHARACTERISTICS

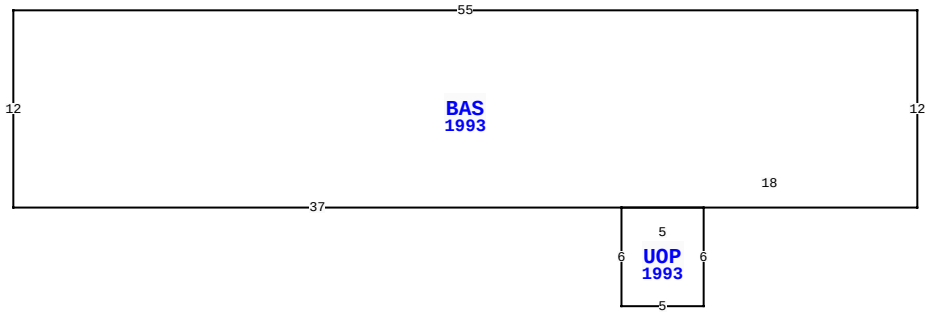
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	1200	STORE/OFFICE/RESID
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	660	100	1993	660	9,403
UOP	30	25	1993	8	114
TOTALS	690			668	9,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	668	59.3600	47.49	31,723	1968	1968	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



850530 US HWY 17, YULEE

BLD DATE	07/27/2022	KK	LGL DATE	
XF DATE	07/27/2022	KK	LAND DATE	03/18/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	199,924
TOTAL MARKET OB/XF VALUE	18,704
TOTAL LAND VALUE - MARKET	240,396
TOTAL MARKET VALUE	459,024
SOH/AGL Deduction	31,298
ASSESSED VALUE	427,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,726
TOTAL JUST VALUE	459,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005763	NEW COM BD	79,440	05/29/2025
22008966	DEMOLITION	1,500	06/10/2022
19005612	REMODEL-BLD OUT	156,866	07/18/2019
18008087	XFOB - CARPORT	32,265	10/29/2018
B1327044	CO ISSUED	0	07/15/2013
B1327404	ADDITION	9,099	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/1760	9/12/2018	QC	U	I	11	100
GRANTOR: NORMANS PROPERTIES LL						
GRANTEE: BERT NORMANS PLUMBI						
1951/1990	12/05/2014	WD	U	I	11	100
GRANTOR: NORMAN ROBERT WILLIE						
GRANTEE: NORMANS PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S12 E37 UOP=[YR=1993] S6 E5 N6 W5$ E18 N12$.

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	0803	ASPHALT C	0	0	120	50	13,505.00	SF	1.00	1.00	100	1970	1970	3	50	6,753	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1980	1980	3	20	128	
3	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1980	1980	3	20	256	
4	0812	CONCRETE C	0	0	0	0	2,808.00	SF	4.00	4.00	100	2020	2020	3	98	11,007	
5	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2020	2020	3	98	159	
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2020	2020	3	98	57	
7	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2020	2020	3	86	344	

LAND DESCRIPTION

TOTAL OB/XF 18,704

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	001200	C	STORE COMB	0	0004	CI	200.00	300.00	60,099.00	SF		1.00	1.00	1.00	4.00	4.00	240,396							

REVIEW DATE 07/27/2022 BY KK Total Acres: 1.38 Total Land Value: 240,396 Market: 0 Agricultural: 0 Common: 240,396 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

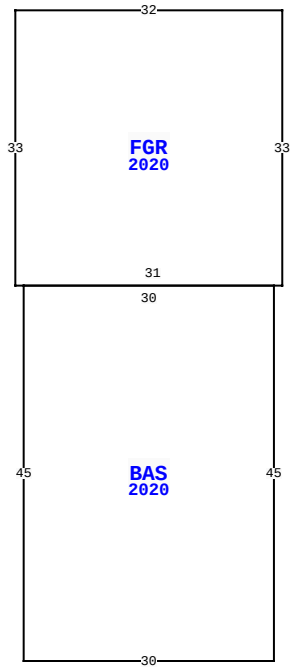
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RESID
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	1,350	100	2020	1,350	129,562
FGR	1,056	60	2020	634	60,846
TOTALS	2,406			1,984	190,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	1,984	114.2064	97.93	194,293	2020	2020	0	0	0	2.00	98.00

6 SERV SHOP – 0% - 0 Heated Area: 1350 HX Base Yr



850530 US HWY 17, YULEE

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TOTAL JUST VALUE	459,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326354	REMODEL	0	07/01/2013
R1313546	ADDITION	2,000	07/01/2013
MH013440	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: NORMANS PROPERTIES LL						
GRANTEE: BERT NORMANS PLUMBI						
1951/1990	12/05/2014	WD	U	I	11	100
GRANTOR: NORMAN ROBERT WILLIE						
GRANTEE: NORMANS PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W32 S33 E1 BAS=[YR=2020] S45 E30 N45 W30$ E31 N33$.

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 07/27/2022 BY KK Total Acres: 1.38 Total Land Value: 240,396 Market: 0 Agricultural: 0 Common: 240,396 PRINTED 07/30/2025 BY SYS