TRACT 3 IN OR 2555/459 PAR 2
YULEE SOUTH PB 5/224

HWS INVESTMENT HOLDINGS
86112 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4607-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	363,890
TOTAL MARKET VALUE	363,890
SOH/AGL Deduction	63,680
ASSESSED VALUE	300,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,210
TOTAL JUST VALUE	363,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1561	8/05/2022	QC	U	I	11	100
GRANTOR: WYATT'S CONTRACTING S						
GRANTEE: HWS INVESTMENT HOLD						
2555/0459	4/11/2022	WD	Q	V	05	400,000
GRANTOR: SUTTON RAYMOND L FAMI						
GRANTEE: WYATTS CONTRACTING						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	181,945.00	SF		1.00	1.00	0.50	4.00	2.00	363,890							

REVIEW DATE 03/18/2025 BY MLU Total Acres: 0.00 Total Land Value: 363,890 Market: 0 Agricultural: 0 Common: 363,890 PRINTED 07/30/2025 BY SYS