PT OF TRACT 3
IN OR 2585/842
YULEE SOUTH PB 5/224

HWS INVESTMENT HOLDINGS
86112 VENETIAN AVE
YULEE, FL 32097

2025

42-2N-27-4607-0003-0020

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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	204,240
TOTAL MARKET VALUE	204,240
SOH/AGL Deduction	35,742
ASSESSED VALUE	168,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,498
TOTAL JUST VALUE	204,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1494	9/28/2022	QC	U	I	11	100
GRANTOR: WYATTS CONTRACTING SE						
GRANTEE: HWS INVESTMENT HOLD						
2681/1561	8/05/2022	QC	U	I	11	100
GRANTOR: WYATT'S CONTRACTING S						
GRANTEE: HWS INVESTMENT HOLD						

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	0004	CI	222.00	200.00	44,400.00	SF		1.00	1.00	1.15	4.00	4.60	204,240							

REVIEW DATE 03/18/2025 BY MLU Total Acres: 0.00 Total Land Value: 204,240 Market: 0 Agricultural: 0 Common: 204,240 PRINTED 07/30/2025 BY SYS