

TRACT 6
PT OR 1378/760
YULEE SOUTH PB 5/224

MH LAND LEASE LLC
600 PACKARD COURT
SAFETY HARBOR, FL 34695

2025

42-2N-27-4607-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 469,350 TOTAL MARKET VALUE 469,350 SOH/AGL Deduction 81,957 ASSESSED VALUE 387,393 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 387,393 TOTAL JUST VALUE 469,350 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 352,175											
																				ALSO SEE ADJCNT LOT: 42-2N-27-4607-0005-0000											
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																															
EXTRA FEATURES										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															
										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/18/2025 MLU																					
										SALES DATA																					
										OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2551/0570 3/31/2022 WD U V 11 100 GRANTOR: W R J SALES INC GRANTEE: MH LAND LEASE LLC 1378/0760 1/03/2006 WD U I 21 750,000 GRANTOR: DOUBLE J HOME CENTER GRANTEE: W R J SALES INC																					
										BUILDING NOTES																					
										BUILDING DIMENSIONS																					
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							
1	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	117,175.00	SF		1.00	1.00	1.00	4.00	4.00	468,700														
2	009600	C	WASTELAND	0	0004	CI	0.00	0.00	1.04	AC		1.00	1.00	0.25	2,500.00	625.00	650														
REVIEW DATE 03/18/2025 BY MLU Total Acres: 1.04 Total Land Value: 469,350 Market: 0 Agricultural: 0 Common: 469,350 PRINTED 07/30/2025 BY SYS																															