TRACT 8
IN OR 950/1528
YULEE SOUTH PB 5/224

NORCO ENTERPRISES INC/
850694 US HIGHWAY 17
YULEE, FL 32097

2025

42-2N-27-4607-0008-0000

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

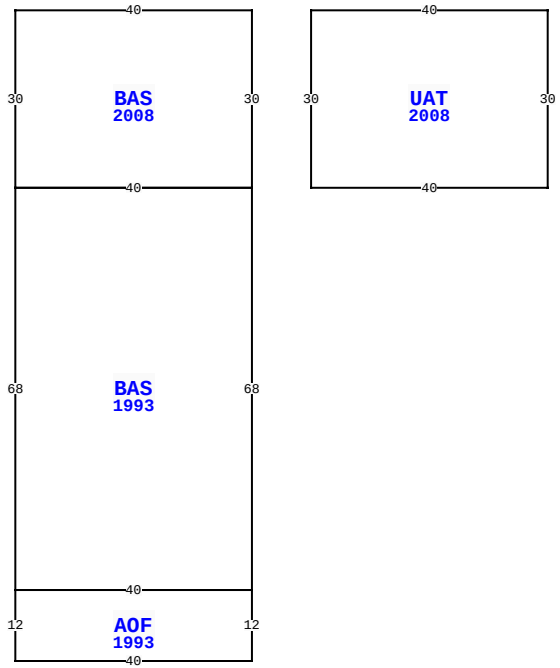
DOR CODE 1720 MEDICAL OFFICE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	100	1993	480	14,777
BAS	2,720	100	1993	2,720	83,737
BAS	1,200	100	2008	1,200	36,943
UAT	1,200	10	2008	120	3,694
TOTALS	5,600			4,520	139,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	4,520	62.9850	54.01	244,125	1990	1990	0	0	0	43.00	57.00

1 SERV SHOP – 0% - 0 Heated Area: 4520 HX Base Yr



BLD DATE	04/15/2025	KW	LGL DATE
XF DATE	04/15/2025	KW	LAND DATE 03/18/2025 MLU
INC DATE			AG DATE

850694 US HWY 17, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	860,797
TOTAL MARKET OB/XF VALUE	37,059
TOTAL LAND VALUE - MARKET	400,245
TOTAL MARKET VALUE	1,298,101
SOH/AGL Deduction	505,793
ASSESSED VALUE	792,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	792,308
TOTAL JUST VALUE	1,298,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,239,039

BLDG 1= KOZY KENNELS/RITZY CLIPS + BLDG 2 = 4 PAWS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000830	ROOF	27,600	01/28/2021
M1419149	H/AC	0	01/01/2014
M17301	H/AC	0	06/01/2012
B21582	HURRICANE SHUTTER	4,940	06/01/2008
B21040	REMODEL	150	02/01/2008
B20506	REMODEL	6,500	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1528	9/25/2000	WD	Q	I		269,000
GRANTOR: WALTERS KENNETH R & J						
GRANTEE: NORCO ENTERPRISES I						
0716/1930	10/27/1994	WD	Q	I		124,000
GRANTOR: CLAXTON W DOYLE						
GRANTEE: WALTERS KENNETH & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,30] S68 E40 N68 W40 $
BAS=[YR=2008;ORIG=0,0] W40 S30 E40 N30 $
UAT=[YR=2008;ORIG=10,0] E40 S30 W40 N30 $
AOF=[YR=1993;ORIG=-40,98] S12 E40 N12 W40 $
.

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	0	0	4,872.00	SF	2.00	2.00	100	1991	1991	3	50	4,872	
2	0430	CL FNC 6B	0	0	0	0	136.00	LF	9.70	9.70	100	1995	1995	3	32	422	
3	0424	CL FNC 6'	0	0	0	0	656.00	LF	20.00	20.00	100	1995	1995	3	32	4,198	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1995	1995	3	32	96	
5	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1995	1995	3	32	240	
6	0803	ASPHALT C	0	0	0	0	8,254.00	SF	2.00	2.00	100	2002	2002	3	50	8,254	
7	0812	CONCRETE C	0	0	0	0	860.00	SF	4.00	4.00	100	2002	2002	3	80	2,752	
8	0402	CONC BUMPE	0	0	0	0	27.00	UT	25.00	25.00	100	2002	2002	3	85	574	
9	0476	VF 6 SBPL	0	0	0	0	8.00	LF	32.00	32.00	100	2002	2002	3	55	141	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	55	330	

TOTAL OB/XF 21,879

LAND DESCRIPTION

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	001901	C	MEDICAL OF	0	0004	CI	0.00	0.00	133,290.00	SF		1.00	1.00	0.75	4.00	3.00	399,870							
2	009630	C	SWAMP	0		CI	0.00	0.00	0.75	AC		1.00	1.00	1.00	500.00	500.00	375							

REVIEW DATE 04/15/2025 BY KW Total Acres: 0.75 Total Land Value: 400,245 Market: 0 Agricultural: 0 Common: 400,245 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	03	CONC FINSH 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

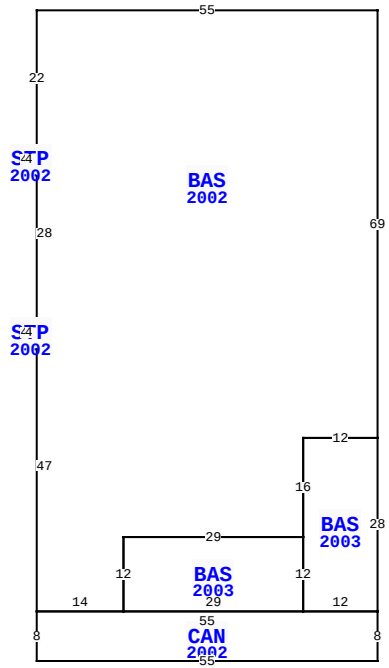
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,651	100	2002	4,651	613,709
BAS	336	100	2003	336	44,336
BAS	348	100	2003	348	45,919
CAN	440	30	2002	132	17,418
STP	8	10	2002	1	132
STP	8	10	2002	1	132
TOTALS	5,791			5,469	721,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	5,469	101.9745	164.94	902,057	2002	2002	0	0	0	20.00	80.00

2 MDL OFFICE – 0% - 0 Heated Area: 5335 HX Base Yr



850694 US HWY 17, YULEE

BLD DATE	04/15/2025	KW	LGL DATE	
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	792,308
TOTAL JUST VALUE	1,298,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,239,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19711	REMODEL	25,000	04/01/2007
E018648	NEW CONSTR	18,000	10/01/2001
B018870	NEW CONSTR	408,100	09/01/2001
M014921	H/AC	10,000	03/01/2001
Z01405	OTHER	0	08/01/2000
95-01662	ADDITION	18,500	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: NORCO ENTERPRISES I						
0716/1930	10/27/1994	WD	Q	I		124,000
GRANTOR: CLAXTON W DOYLE						
GRANTEE: WALTERS KENNETH & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W55 S22 STP=[YR=2002] W2 S4 E2 N4$ S28
STP=[YR=2002] W2 S4 E2 N4 $ S47 CAN=[YR=2002] S8 E55 N8
BAS=[YR=2003] N28 W12 S16 BAS=[YR=2003] W29 S12 E29 N12$ S12
E12$ W55$ E14 N12 E29 N16 E12 N69$.

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
11	0424	CL FNC 6'	0	0	0	0	172.00	LF	20.00	20.00	100	2002	2002	3	55	1,892	
12	0097	AWNING CN	0	0	0	0	18.00	SF	65.00	65.00	100	2003	2003	3	40	468	
13	0424	CL FNC 6'	0	0	0	0	234.00	LF	20.00	20.00	100	2009	2009	3	74	3,463	
15	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	3,846	
17	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2015	2015	3	65	3,900	
18	1123	CB 8"	0	0	0	0	291.00	SF	6.15	6.15	100	2010	2010	3	90	1,611	

LAND DESCRIPTION

TOTAL OB/XF 15,180

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

REVIEW DATE 04/15/2025 BY KW Total Acres: 0.75 Total Land Value: 400,245 Market: 0 Agricultural: 0 Common: 400,245 PRINTED 07/30/2025 BY SYS