UNIT 403
THE OFFICES AT VILLAGE CENTER,
A CONDOMINIUM OR 2577/534

SS NASSAU LLC
2963 DUPONT AVE SUITE 2
JACKSONVILLE, FL 32217

2025

44-2N-27-1115-0403-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0490	LAND CONDO	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		

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

57 HOMEGROWN WAY 403, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 DC
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	60,000
TOTAL MARKET VALUE	60,000
SOH/AGL Deduction	10,500
ASSESSED VALUE	49,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,500
TOTAL JUST VALUE	60,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008460	NEW CONSTR - SHEL	927,409	07/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	000499	C	CONDO/LAND O	0		PD -	E 0.00	0.00	1.00	UT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS