LOTS 65 & 66
IN OR 573 PG 918
NORTH YULEE PB 2/26

SMITH GLENDA L/SZEMAN KAREN
1202 KELLUM ROAD
CLAY HILL, FL 32234

**2025**

**50-3N-27-4720-0065-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

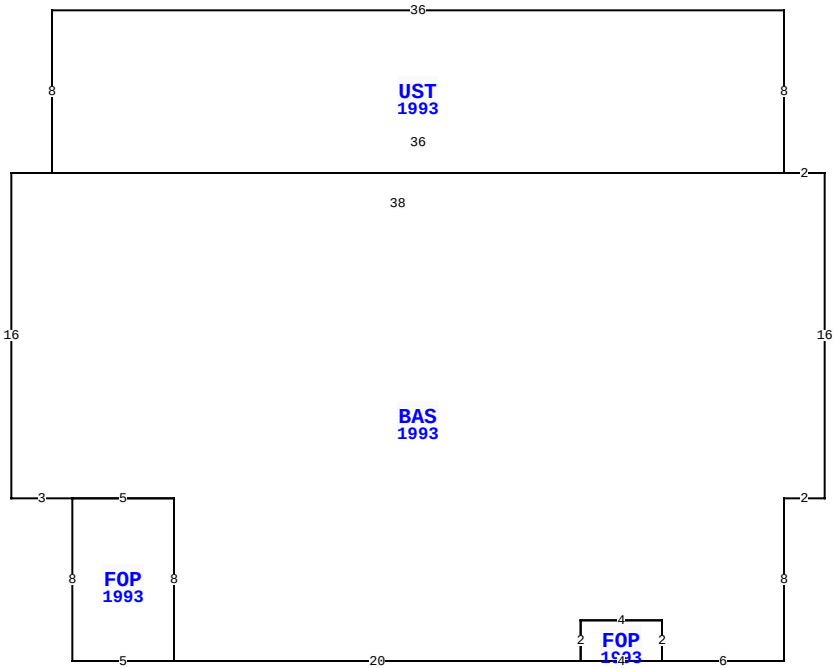
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 50 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 4800 | WAREHOUSE-STORAGE |
| 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 | 872 | 100 | 1993 | 872 | 1,499 |
| FOP | 8 | 30 | 1993 | 2 | 3 |
| FOP | 40 | 30 | 1993 | 12 | 21 |
| UST | 288 | 40 | 1993 | 115 | 198 |
| TOTALS | 1,208 | | | 1,001 | 1,720 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 04 | 1,001 | 75.1275 | 34.37 | 34,404 | 1950 | 1950 | 0 | 0 | 5 | 80.00 | 5.00 |

1 STOR WAREH – 0% - 0 Heated Area: 872 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 06/16/2021 KK | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2025 MLU |
| INC DATE | | AG DATE | |

850958 US HWY 17, YULEE

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 1,720 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 112,508 |
| TOTAL MARKET VALUE | 114,228 |
| SOH/AGL Deduction | 37,704 |
| ASSESSED VALUE | 76,524 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 76,524 |
| TOTAL JUST VALUE | 114,228 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 86,101 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5843 | REMODEL | 3,000 | 06/30/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0573/0918 | 6/30/1989 | WD | Q | I | | 42,500 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: SMITH GLENDA ET AL | | | | | | |
| 0503/0982 | 11/01/1986 | WD | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 UST=[YR=1993] N8 W36 S8 E36$ W38 S16 E3 FOP=[YR=1993] S8 E5 N8 W5$ E5 S8 E20 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E6 N8 E2 N16$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 004800 | C | WAREHOUSE | 0 | | CG | 200.00 | 150.00 | 28,127.00 | SF | | 1.00 | 1.00 | 1.00 | 4.00 | 4.00 | 112,508 | | | | | | | |

REVIEW DATE 06/16/2021 BY KK Total Acres: 0.00 Total Land Value: 112,508 Market: 0 Agricultural: 0 Common: 112,508 PRINTED 07/30/2025 BY SYS