LOTS 75 & 76
NORTH YULEE PB 2/26

BRUCE PALMER LLC
1864 SURF SIDE DR
FERNANDINA BEACH, FL 32034

2025

50-3N-27-4720-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

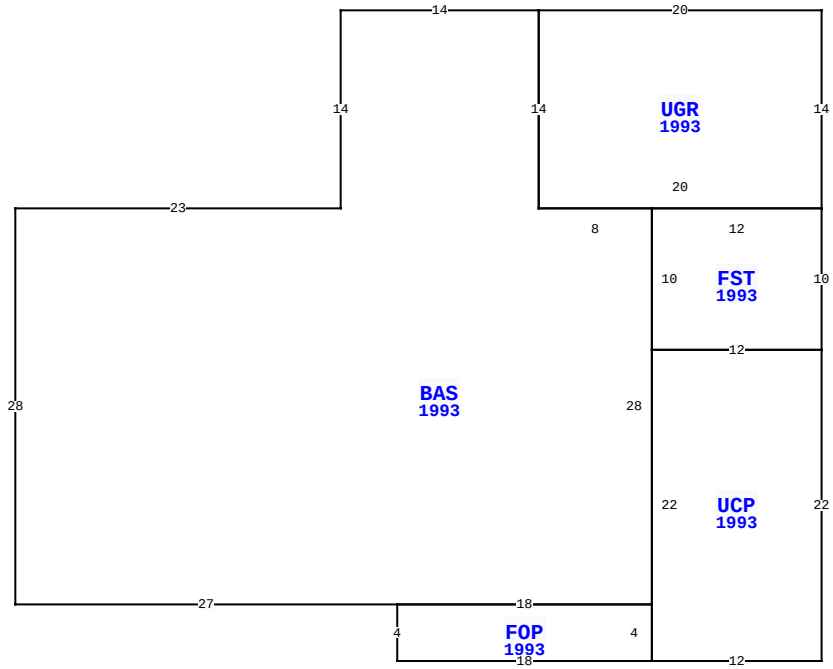
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	138,339
FOP	72	30	1993	22	2,090
FST	120	55	1993	66	6,271
UCP	264	20	1993	53	5,036
UGR	280	45	1993	126	11,971
TOTALS	2,192			1,723	163,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	124.2000	124.20	213,997	1957	1977	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1456 HX Base Yr



851002 US HWY 17, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,708
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,240
TOTAL MARKET VALUE	283,948
SOH/AGL Deduction	12,557
ASSESSED VALUE	271,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,391
TOTAL JUST VALUE	283,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8487	CHNGE SRVC	0	10/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0358	5/05/2022	WD	Q	I	02	315,000
GRANTOR: LEE STEPHEN F & DONNA						
GRANTEE: BRUCE PALMER LLC						
1079/1566	9/09/2002	WD	Q	I		150,000
GRANTOR: LEE STEPHEN V R & CAR						
GRANTEE: LEE STEPHEN F & DON						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 BAS=[YR=1993] W14 S14 W23 S28 E27
FOP=[YR=1993] S4 E18 UCP=[YR=1993] E12 N22 FST=[YR=1993]
N10 W12 S10 E12 $ W12 S22 $ N4 W18 $ E18 N28 W8 N14 $ S14 E20
N14 $.

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	000100	C	RES	0		CG	200.00	150.00	30,060.00	SF		1.00	1.00	1.00	4.00	4.00	120,240							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,240 Market: 0 Agricultural: 0 Common: 120,240 PRINTED 07/30/2025 BY SYS