LOT 80
NORTH YULEE PB 2/26

DYLHARP LLC
8136 ALDERMAN ROAD
MELROSE, FL 32666

2025

50-3N-27-4720-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

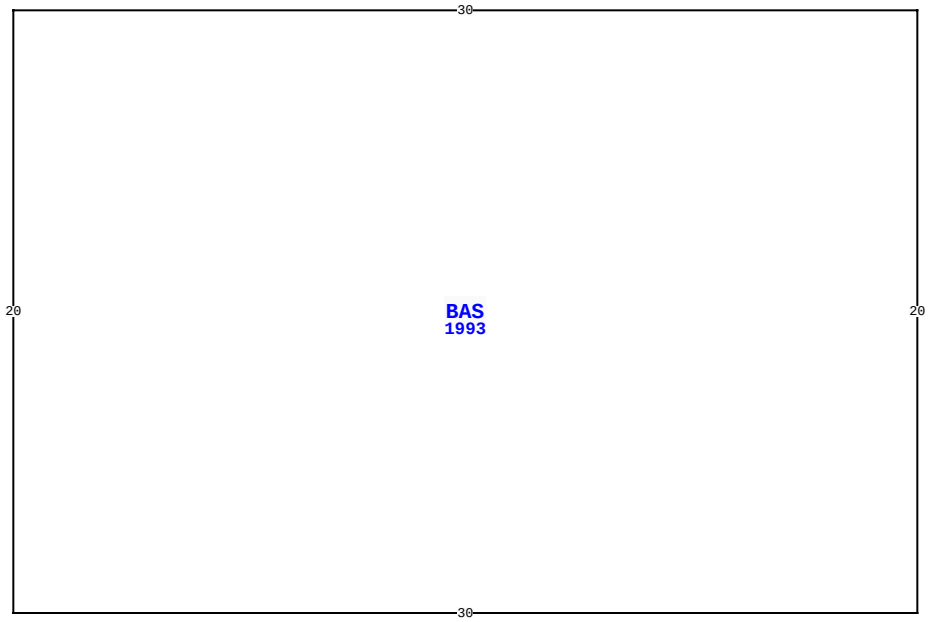
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	13,464
TOTALS	600			600	13,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	600	79.1572	37.40	22,440	1984	2000	0	0	0	40.00	60.00

1 GARAGE – 0% - 0 Heated Area: 600 HX Base Yr



851018 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/02/2020	KK	LAND DATE	03/18/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,464
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	79,800
TOTAL MARKET VALUE	93,504
SOH/AGL Deduction	11,854
ASSESSED VALUE	81,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,650
TOTAL JUST VALUE	93,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1529038	CHNGE SRVC	0	04/01/2015
R1514353	REPAIR/RRF	2,850	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/1739	7/29/2020	WD	Q	I	01	95,000
GRANTOR: KNEEBONE RONALD PHILI						
GRANTEE: DYLHARP LLC						
1968/0623	11/25/2014	TD	Q	I	02	62,000
GRANTOR: SIMONSEN DELLA M ET A						
GRANTEE: KNEEBONE RONALD PHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20$.

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	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1984	1984	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	004800	C	WAREHOUSE	0	0004	CG	100.00	150.00	15,000.00	SF		1.00	1.00	1.33	4.00	5.32	79,800							

REVIEW DATE 09/03/2020 BY KK Total Acres: 0.00 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 07/30/2025 BY SYS