LOTS 86 & PT LOTS 87 & 89 S-2
IN OR 1954/337
NORTH YULEE PB 2/26

YULEE 17 LLC
4196 HERSCHEL ST SUITE 3
JACKSONVILLE, FL 32210

2025

50-3N-27-4720-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

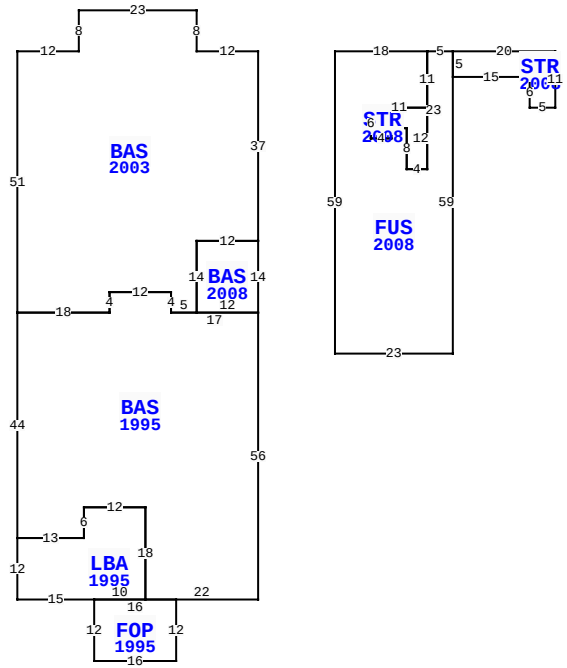
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		27 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,308	100	1995	2,308	230,315
BAS	2,365	100	2003	2,365	236,004
BAS	168	100	2008	168	16,765
FOP	192	30	1995	58	5,788
FUS	1,273	100	2008	1,273	127,033
LBA	372	110	1995	409	40,814
STR	84	10	2008	8	798
STR	130	10	2008	13	1,297
TOTALS	6,892			6,602	658,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	6,602	90.7250	146.75	968,844	1995	1995	0	0	0	32.00	68.00

1 MDL OFFICE – 0% - 0 Heated Area: 6486 HX Base Yr



851042 US HWY 17, YULEE

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

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	22,215.00	SF	2.00	2.00	100	2003	2003	3	50	22,215	
2	0812	CONCRETE C	0	0	0	0	1,656.00	SF	4.00	4.00	100	2003	2003	3	82	5,432	
3	0402	CONC BUMPE	0	0	0	0	24.00	UT	25.00	25.00	100	2003	2003	3	86	516	
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2003	2003	3	58	8,804	
5	0400	CONC CURB	0	0	0	0	1,251.00	LF	15.00	15.00	100	2003	2003	3	86	16,138	
6	0443	STK FNC 6'	0	0	0	0	176.00	LF	10.00	10.00	100	2002	2002	3	20	352	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	58	580	
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1995	1995	3	36	324	
10	0476	VF 6 SBPL	0	0	0	0	44.00	LF	32.00	32.00	100	2009	2009	3	74	1,042	

LAND DESCRIPTION

TOTAL OB/XF 55,577

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	001910	C	MEDICAL OF	0	0004	CG	150.00	324.00	48,635.00	SF		1.00	1.00	1.00	4.00	4.00	194,540							

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	658,814
TOTAL MARKET OB/XF VALUE	55,799
TOTAL LAND VALUE - MARKET	194,540
TOTAL MARKET VALUE	909,153
SOH/AGL Deduction	295,299
ASSESSED VALUE	613,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,854
TOTAL JUST VALUE	909,153
NCON VALUE	0
INCOME VALUE	17,042,856
PREVIOUS YEAR MKT VALUE	882,616

BATIST PRIMARY CARE

ALSO OWNS ADJCNT LOT -0087-0010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024246	REPAIR/RRF	20,000	07/01/2002
95-01691	NEW CONSTR	185,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1954/0337	12/22/2014	WD	U	I	40	1,500,000
GRANTOR: PRICE JAMES W & SHARO						
GRANTEE: YULEE 17 LLC						
0716/0594	10/18/1994	WD	Q	V		45,000
GRANTOR: BAPTIST MISSIONS OF N						
GRANTEE: PRICE JAMES W & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 N8 W23 S8 W12 S51 BAS=[YR=1995] S44 LBA=[YR=1995] S12 E15 FOP=[YR=1995] S12 E16 N12 W16 $ E10 N18 W12 S6 W13 $ E13 N6 E12 S18 E22 N56 BAS=[YR=2008] N14 W12 S14 E12 $ W17 N4 W12 S4 W18 $ E18 N4 E12 S4 E5 N14 E12 N37 $ PTR= E15 FUS=[YR=2008] E18S11 STR=[YR=2008] S12W4N8W3S2W4N6E11$W11 S6E4N2E3S8E4N23E5STR=[YR=2008] E20 S11W5N6W15N5$S59W23N59$W15$.

REVIEW DATE 04/12/2024 BY KWA Total Acres: 0.00 Total Land Value: 194,540 Market: 0 Agricultural: 0 Common: 194,540 PRINTED 07/30/2025 BY SYS

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PREVIOUS YEAR MKT VALUE	882,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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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
11	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	

TOTAL OB/XF 222

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

REVIEW DATE 04/12/2024 BY KWA Total Acres: 0.00 Total Land Value: 194,540 Market: 0 Agricultural: 0 Common: 194,540 PRINTED 07/30/2025 BY SYS