

PT SEC 51-3N-27E OR 1947/1001
ESMT OR 1373/1659
ESMT OR 1549/783

COASTLINE DRIVE LLC
86104 COASTLINE DRIVE
YULEE, FL 32097

2025

51-3N-27-0000-0001-0330



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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		23 100
Frame	05	STEEL 100
Story Height		24 100
RMS		19 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,880	100	2018	8,880	861,274
CAN	225	30	2018	68	6,595
CAN	720	30	2018	216	20,950
CAN	1,900	30	2018	570	55,284
FUS	160	100	2018	160	15,518
GOF	2,710	210	2018	5,691	551,972
GOF	3,120	210	2018	6,552	635,480
UOP	105	30	2018	32	3,104
UST	64	50	2018	32	3,104

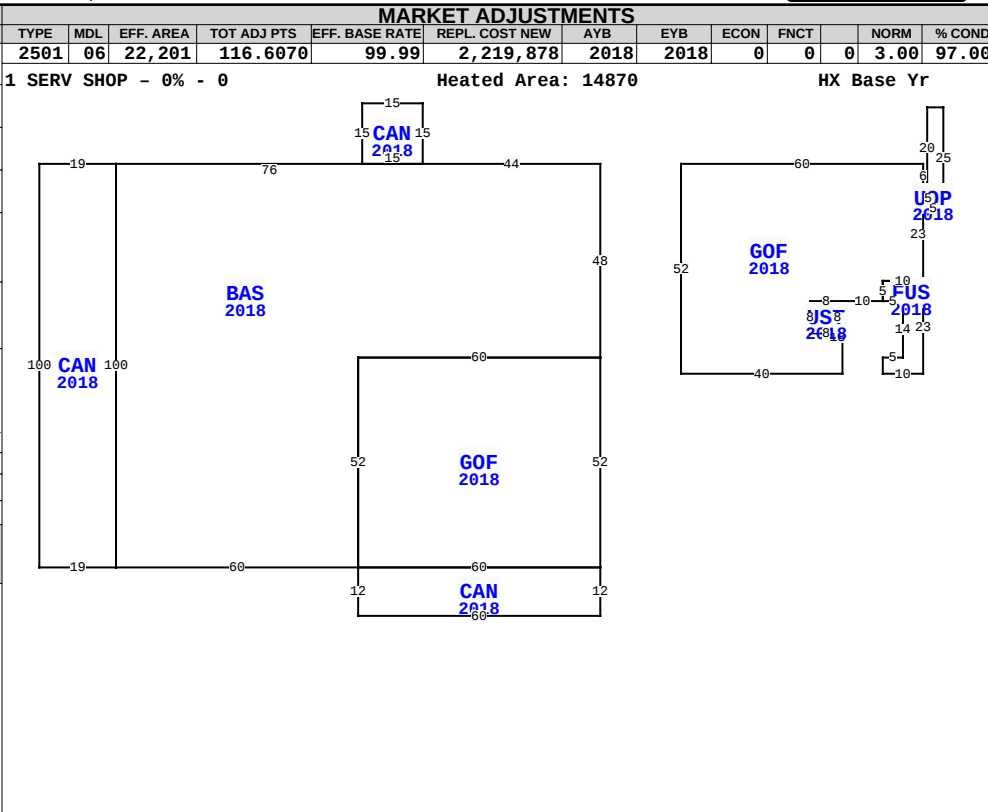
TOTALS	17,884			22,202	153,282
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EXTRA FEATURES

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
1	0803	ASPHALT C	0	0	0	0	112,407.00	SF	2.00	2.00	100	2018	2018	3	80	179,851	
2	0400	CONC CURB	0	0	0	0	1,726.00	LF	15.00	15.00	100	2018	2018	3	98	25,372	
3	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	2018	2018	3	98	319	
4	0430	CL FNC 6B	0	0	0	0	2,122.00	LF	9.70	9.70	100	2018	2018	3	92	18,937	
5	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2018	2018	3	100	1,200	
6	0978	SECURTY LT	0	0	0	0	12.00	UT	450.00	450.00	100	2018	2018	3	92	4,968	
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,225.00	1,225.00	100	2018	2018	3	92	1,127	
8	0819	CONC 12"	0	0	0	0	189.00	SF	9.50	9.50	100	2018	2018	3	97	1,742	
9	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	1,500	
10	0966	FIRE SPRNK	0	0	0	0	14,870.00	SF	3.00	3.00	100	2018	2018	3	97	43,272	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0		IW	0.00	0.00	328,000.00	SF		1.00	1.00	1.00	3.25	3.25	1,066,000							
2	009602	C	RETENTION PO	0		IW	0.00	0.00	1.05	AC		1.00	1.00	1.00	100.00	100.00	105							
3	009630	C	SWAMP	0		IW	0.00	0.00	0.80	AC		1.00	1.00	1.00	500.00	500.00	400							



BLD DATE	05/13/2019	KK	LGL DATE	
XF DATE	05/13/2019	KK	LAND DATE	
INC DATE			AG DATE	

86104 COASTLINE DR, YULEE

TOTAL OB/XF																	278,288
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
1	0803	ASPHALT C	0	0	0	0	112,407.00	SF	2.00	2.00	100	2018	2018	3	80	179,851	
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5	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2018	2018	3	100	1,200	
6	0978	SECURTY LT	0	0	0	0	12.00	UT	450.00	450.00	100	2018	2018	3	92	4,968	
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,225.00	1,225.00	100	2018	2018	3	92	1,127	
8	0819	CONC 12"	0	0	0	0	189.00	SF	9.50	9.50	100	2018	2018	3	97	1,742	
9	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	1,500	
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2	009602	C	RETENTION PO	0		IW	0.00	0.00	1.05	AC		1.00	1.00	1.00	100.00	100.00	105							
3	009630	C	SWAMP	0		IW	0.00	0.00	0.80	AC		1.00	1.00	1.00	500.00	500.00	400							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			2,153,282
TOTAL MARKET OB/XF VALUE			334,528
TOTAL LAND VALUE - MARKET			1,066,505
TOTAL MARKET VALUE			3,554,315
SOH/AGL Deduction			1,149,756
ASSESSED VALUE			2,404,559
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,404,559
TOTAL JUST VALUE			3,554,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,559,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004428	NEW CONSTR	1,701,170	05/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1001	11/14/2014	SW	U	V	12	235,000

GRANTOR: CBC NATIONAL BANK
GRANTEE: COASTLINE DRIVE LLC
1848/0112 3/25/2013 WD U V 12 1,600,000
GRANTOR: WAREHOUSE COMMONS LLC
GRANTEE: CBC NATIONAL BANK

BUILDING NOTES

BAS=[YR=2018] W44 CAN=[YR=2018] N15 W15 S15 E15\$ W76
CAN=[YR=2018] W19 S100 E19 N100\$ S100 E60 CAN=[YR=2018] S12
E60 N12 GOF=[YR=2018] N52 W60 S52 E60\$ W60\$ N52 E60 N48\$
PTR= E20 GOF=[YR=2018] E60 S6 UOP=[YR=2018] E1 N20 E4 S25
W5 N5\$ S23 FUS=[YR=2018] S23 W10 N4 E5 N14 W5 N5 E10\$ W10 S5
W10 UST=[YR=2018] W8 S8 E8 N8\$ S18 W40 N52\$ W20\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT				NORM	% COND		VALUATION SUMMARY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					