

PARCEL 1-41 IN SEC 51 &
PARCEL 1-6 IN SEC 52-3N-27
IN OR 2772/1365

MDV YULEE FL LLC
2195 SOUTH DOWNING ST
DENVER, CO 80210

2025

51-3N-27-0000-0001-0410



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 50
Exterior Wall	25	MOD METAL 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing	18	100
Frame	05	STEEL 100
Story Height		22 100
RMS		12 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 4100 LIGHT MANUFACTURE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	5,000	185	2009	9,250	542,722
BAS	20,000	100	2009	20,000	1,173,452
BAS	20,771	100	2015	20,771	1,218,689
CAN	48	30	2009	14	821
CAN	110	30	2009	33	1,936
CAN	110	30	2009	33	1,936
UUS	2,550	50	2009	1,275	74,807

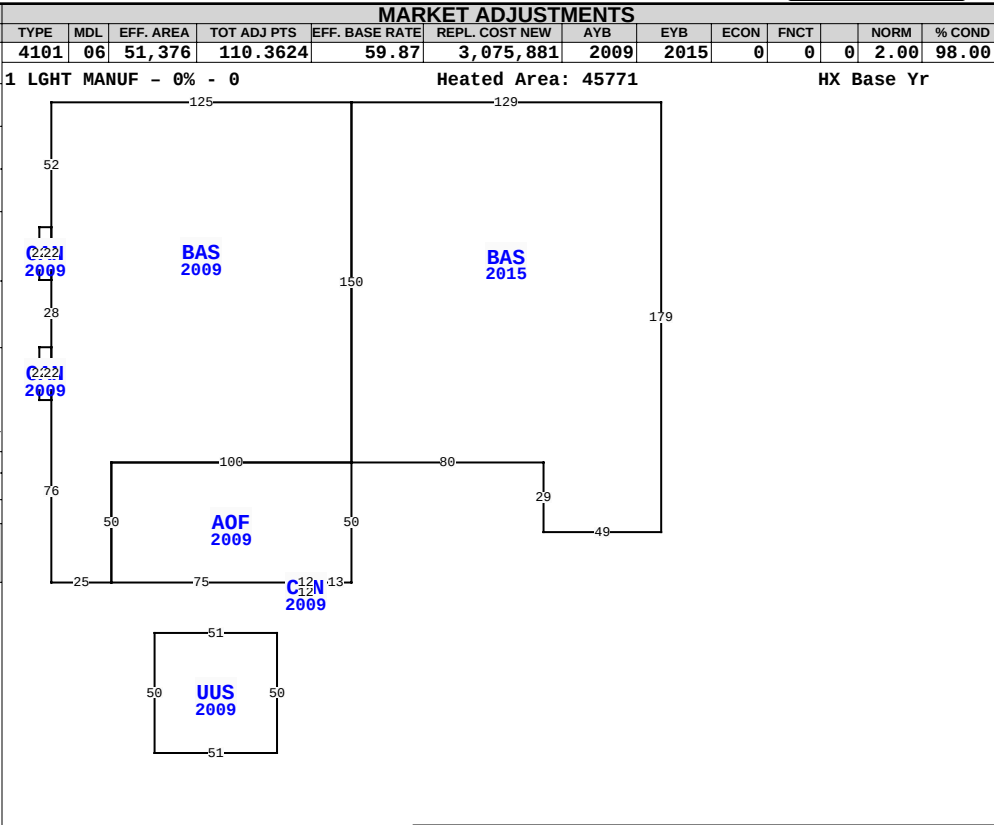
TOTALS 48,589 51,376,014,363

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	37,874.00	SF	2.00	2.00	100	2009	2009	3	62	46,964	
2	0812	CONCRETE C	0	0	0	0	2,665.00	SF	4.00	4.00	100	2009	2009	3	89	9,487	
3	0812	CONCRETE C	0	0	0	0	14,506.00	SF	4.00	4.00	100	2009	2009	3	89	51,641	
4	0400	CONC CURB	0	0	0	0	283.00	LF	15.00	15.00	100	2009	2009	3	92	3,905	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500	
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2009	2009	3	92	115	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	11,233	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2009	2009	3	100	400	
10	0350	CARPORT WD	0	0	16	18	288.00	SF	13.00	13.00	100	2010	2010	3	40	1,498	
11	0810	CONCRETE A	0	0	0	0	68.00	SF	6.50	6.50	100	2010	2010	3	90	398	

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	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	353,700.00	SF		1.00	1.00	1.00	3.50	3.50	1,237,950							



86475 GENE LASSERRE BLVD, YULEE

BLD DATE	XF DATE	INC DATE	04/14/2025	KW	LGL DATE	LAND DATE	AG DATE	04/25/2025	DC
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TOTAL OB/XF 127,141

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										3,014,363	
TOTAL LAND VALUE - MARKET										264,949	
TOTAL MARKET VALUE										1,237,950	
SOH/AGL Deduction										4,517,262	
ASSESSED VALUE										1,980,175	
TOTAL EXEMPTION VALUE										2,537,087	
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										2,537,087	
NCON VALUE										4,517,262	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										11	
SCIENCE INTERACTIVE GROUP										4,158,190	
PERMIT NUM										DESCRIPTION	
E1529013										20800 SF ADDITION	
M1520768										H/AC	
P1517955										NEW CONSTR	
B1529819										20800 SF ADDITION	
E24512										REMODEL	
B24990										ADDITION	
SALES DATA										OFF RECORD	
2772/1365										Number	
3/07/2025										DATE	
SW Q I 01										TYPE INST	
6,100,000										RSN CD	
GRANTOR: RAYMOND FRANKLIN PROP										SALE PRICE	
GRANTEE: MDV YULEE FL LLC										GRANTOR: RAYMOND FRANKLIN PROP	
2091/0533										GRANTEE: MDV YULEE FL LLC	
12/26/2016										2091/0533	
QC U I 11										12/26/2016	
100										GRANTOR: MORRIS & LEE INC	
GRANTEE: RAYMOND FRANKLIN PR										GRANTEE: RAYMOND FRANKLIN PR	
BUILDING NOTES										BUILDING DIMENSIONS	
BAS=[YR=2015;ORIG=0,0] W129 S150 E80 S29 E49 N179 \$										BAS=[YR=2009;ORIG=-129,0] W125 S52 S22 S28 S22 S76 E25 N50	
E100 N150 \$										AOF=[YR=2009;ORIG=-229,200] E75 E12 E13 N50 W100 S50 \$	
UUS=[YR=2009;ORIG=-211,221] E51 S50 W51 N50 \$										CAN=[YR=2009;ORIG=-254,52] W5 S22 E5 N22 \$	
CAN=[YR=2009;ORIG=-254,102] W5 S22 E5 N22 \$										CAN=[YR=2009;ORIG=-154,200] S4 E12 N4 W12 \$	
PTR=[ORIG=0,0] E15 W15 \$										.	

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