IN OR 838 PG 1306
RESOLUTION #2012-06
PT OR 1780/1948

PRESTIGE HOME CENTERS INC
ATTN: TOM TREXLER, 3741 SW 7TH ST
OCALA, FL 34474

2025

51-3N-27-0000-0016-0000

BUILDING CHARACTERISTICS

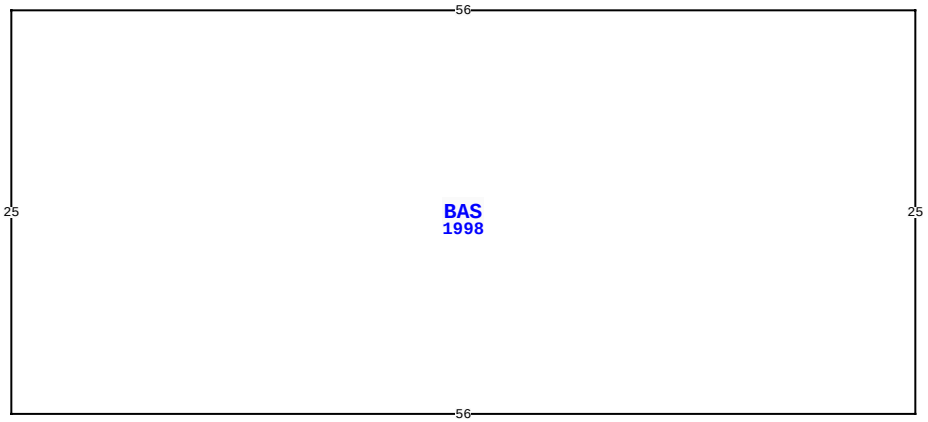
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		7 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
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	1,400	100	1998	1,400	41,317
TOTALS	1,400			1,400	41,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,400	90.5310	73.78	103,292	1998	1998	0	0	0	60.00	40.00

1 MH OFFICE – 0% - 0 Heated Area: 1400 HX Base Yr



850910 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	03/20/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,317
TOTAL MARKET OB/XF VALUE	14,093
TOTAL LAND VALUE - MARKET	663,504
TOTAL MARKET VALUE	718,914
SOH/AGL Deduction	16,759
ASSESSED VALUE	702,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	702,155
TOTAL JUST VALUE	718,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	638,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805105	DEMOLITION	20,000	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/1306	6/22/1998	WD	Q	I		300,000

GRANTOR: HAWTHORNE GLADYS ELEA

GRANTEE: PRESTIGE HOME CENTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S25 E56 N25 $.

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	8,384.00	SF	2.00	2.00	100	1998	1998	3	50	8,384	
2	1242	WD DECK A	0	0	0	0	322.00	SF	10.00	10.00	100	1998	1998	3	20	644	
3	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1998	1998	3	80	160	
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1998	1998	3	42	1,306	
5	0472	VF 2 RAIL	0	0	0	0	412.00	LF	15.00	15.00	100	2002	2002	3	55	3,399	
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1998	1998	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 14,093

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	002700	C	AUTO SALES	0	0004	CI	0.00	0.00	207,345.00	SF		1.00	1.00	0.80	4.00	3.20	663,504							

REVIEW DATE 09/03/2020 BY KK Total Acres: 4.76 Total Land Value: 663,504 Market: 0 Agricultural: 0 Common: 663,504 PRINTED 07/30/2025 BY SYS