IN OR 2614/817

BRUCE PALMER LLC
1864 SURF SIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0000-0018-0000

BUILDING CHARACTERISTICS

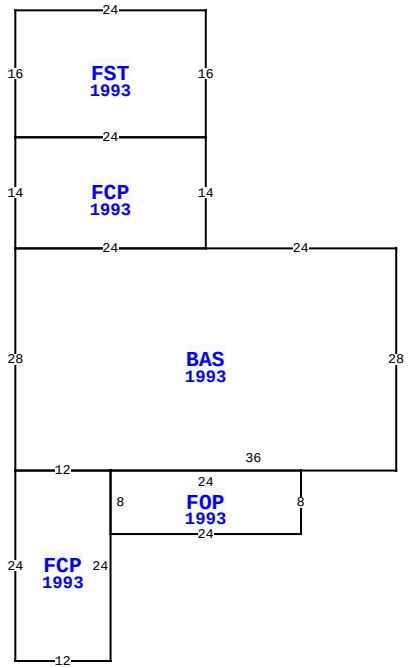
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
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	1,344	100	1993	1,344	77,318
FCP	288	25	1993	72	4,142
FCP	336	25	1993	84	4,833
FOP	192	30	1993	58	3,337
FST	384	55	1993	211	12,138
TOTALS	2,544			1,769	101,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,769	122.4000	122.40	216,526	1948	1948	0	0	5	48.00	47.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1344 HX Base Yr



86050 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 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	101,767
TOTAL MARKET OB/XF VALUE	21,577
TOTAL LAND VALUE - MARKET	182,952
TOTAL MARKET VALUE	306,296
SOH/AGL Deduction	24,148
ASSESSED VALUE	282,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,148
TOTAL JUST VALUE	306,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,498

SAM'S FLYING FROG RANCH LLC_ PET STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0817	1/19/2023	WD	Q	I	02	300,000
GRANTOR: DAVIS TERI REVOCABLE						
GRANTEE: BRUCE PALMER LLC						
2353/1572	4/08/2020	QC	U	I	11	100
GRANTOR: MCKENDREE BERNICE N T						
GRANTEE: DAVIS TERI REVOCABL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FCP=[YR=1993] N14 FST=[YR=1993] N16 W24 S16E24$ W24 S14E24$ W24 S28 FCP=[YR=1993] S24 E12 N24W12$ E12 FOP=[YR=1993] S8 E24 N8W24$ E36 N28$.

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	0812	CONCRETE C	0	0	0	0	5,533.00	SF	4.00	4.00	100	1964	1964	3	20	4,426	
2	0510	GARAGE WD-	0	0	46	49	2,254.00	SF	35.00	35.00	100	1964	1964	3	20	15,778	
3	0350	CARPORT WD	0	0	22	24	528.00	SF	13.00	13.00	100	1965	1965	3	20	1,373	

LAND DESCRIPTION

TOTAL OB/XF 21,577

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	001200	C	STORE COMB	0		CI	246.00	186.00	45,738.00	SF		1.00	1.00	1.00	4.00	4.00	182,952							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 1.05 Total Land Value: 182,952 Market: 0 Agricultural: 0 Common: 182,952 PRINTED 07/30/2025 BY SYS