LOTS 20,21 & PT LOT 22
IN OR 2570/1962
(EX PT IN OR 1919/23 &

BARNABAS CENTER INCORPORATED/
1303 JASMINE ST SUITE 101
FERNANDINA BEACH, FL 32034

2025

51-3N-27-4840-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

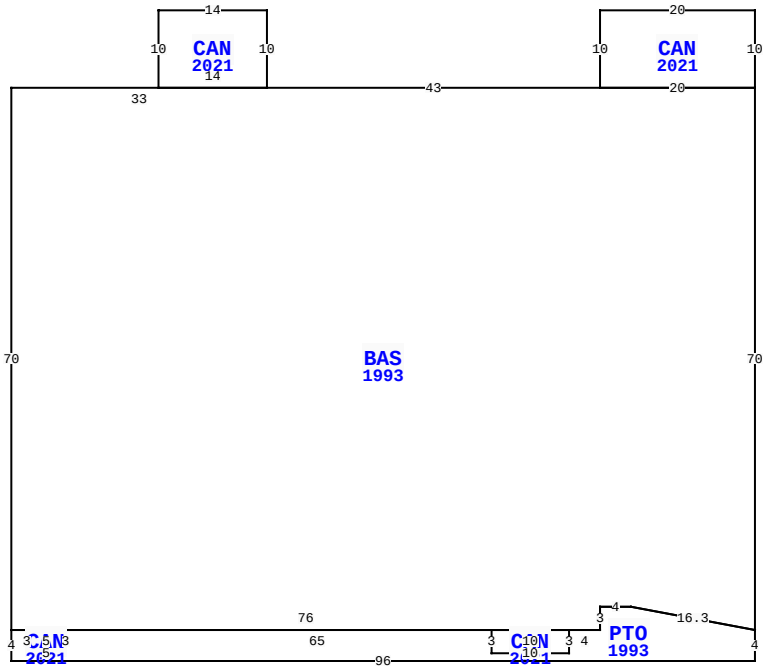
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,684	100	1993	6,684	579,774
CAN	15	30	2021	4	347
CAN	30	30	2021	9	781
CAN	140	30	2021	42	3,643
CAN	200	30	2021	60	5,204
PTO	420	5	1993	21	1,822
TOTALS	7,489			6,820	591,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	6,820	80.7500	112.65	768,273	1950	2000	0	0	0	23.00	77.00

1 RETAILSTOR – 0% - 2023 Heated Area: 6684 HX Base Yr



463146 SR 200, YULEE

BLD DATE	10/06/2021 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		591,570
TOTAL MARKET OB/XF VALUE		27,122
TOTAL LAND VALUE - MARKET		135,030
TOTAL MARKET VALUE		753,722
SOH/AGL Deduction		0
ASSESSED VALUE		753,722
TOTAL EXEMPTION VALUE	10	753,722
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		753,722
NCON VALUE		0
INCOME VALUE		485,590
PREVIOUS YEAR MKT VALUE		728,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007417	REMODEL	185,000	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1926	6/13/2022	WD	U	I	17	900,000
GRANTOR: YULEE PROFESSIONAL PL						
GRANTEE: BARNABAS CENTER INC						
1523/0650	9/05/2007	WD	Q	I		2,000,000
GRANTOR: W S WALL INC						
GRANTEE: YULEE PROFESSIONAL						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2021] W20 S10 BAS=[YR=1993] W43 CAN=[YR=2021] N10 W14 S10 E14$ W33 S70 PTO=[YR=1993] S4 E96 N4 U3 L16 W4 S3 W4 CAN=[YR=2021] S3 W10 N3 E10$ W65 CAN=[YR=2021] S3 W5 N3 E5$ W7$ E76 N3 E4 R16 D3 N70 W20 $ E20 N10$.

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	2,516.00	SF	2.00	2.00	100	1990	1990	3	50	2,516	
2	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	100	1988	1988	3	52	639	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1989	1989	3	26	1,316	
4	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1990	1990	3	100	800	
5	0476	VF 6 SBPL	0	0	0	0	42.00	LF	32.00	32.00	100	2021	2021	3	96	1,290	
6	0470	VNYL GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2021	2021	3	96	1,440	
7	0803	ASPHALT C	0	0	0	0	8,409.00	SF	2.00	2.00	100	2021	2021	3	86	14,463	
8	0812	CONCRETE C	0	0	0	0	1,000.00	SF	4.00	4.00	100	2021	2021	3	99	3,960	
9	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2021	2021	3	96	648	
10	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	99	50	

TOTAL OB/XF 27,122

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
1	001100	C	STORE 1FLR	0	0004	CI	0.00	0.00	13,503.00	SF		1.00	1.00	1.00	10.00	10.00	135,030							

REVIEW DATE 10/06/2021 BY KK Total Acres: 0.31 Total Land Value: 135,030 Market: 0 Agricultural: 0 Common: 135,030 PRINTED 07/30/2025 BY SYS