IN OR 2813/947 AS TO PAR 5

BOOTLEG PROPERTIES LLC
463063 SR 200 UNIT 1048
YULEE, FL 32097

2026

21-2N-27-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	9,500
SOH/AGL Deduction	0
ASSESSED VALUE	9,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,500
TOTAL JUST VALUE	9,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2813/947	7/31/2025	WD	Q	V	05	160,000
GRANTOR: BRYAN FREDERICK ANDRE						
GRANTEE: BOOTLEG PROPERTIES						
1460/0362	11/20/2006	WD	U	V		22,500
GRANTOR: YOKOWEE BREEDING CORP						
GRANTEE: BRYAN F A & CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0006	OR	100.00	0.00	100.00	FF		1.00	1.00	1.00	95.00	95.00	9,500							

REVIEW DATE 04/23/2026 BY KWA Total Acres: 0.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 07/09/2026 BY SYS