IN OR 1342/1151

S A M S A LLC
16363 SANDHILL ROAD
WINTER GARDEN, FL 34787-9765

2026

21-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS

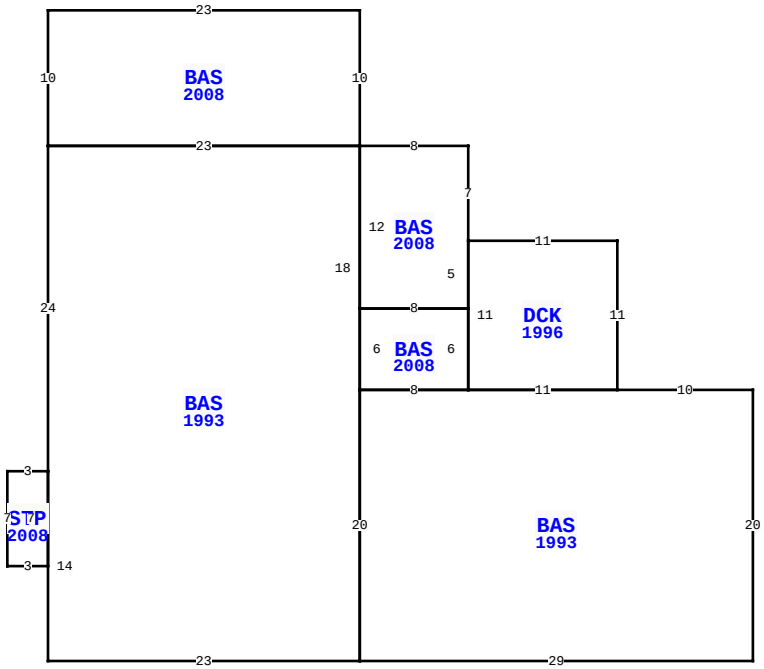
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS
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	580	100	1993	580	28,649
BAS	874	100	1993	874	43,171
BAS	48	100	2008	48	2,371
BAS	96	100	2008	96	4,742
BAS	230	100	2008	230	11,361
DCK	121	10	1996	12	593
STP	21	10	2008	2	99
TOTALS	1,970			1,842	90,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3301	04	1,842	79.1910	98.79	181,971	1973	1980	0	0	0	50.00	50.00

1 BARS 0% - 0 Heated Area: 1828 HX Base Yr



850019 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,986
TOTAL MARKET OB/XF VALUE	21,976
TOTAL LAND VALUE - MARKET	292,488
TOTAL MARKET VALUE	405,450
SOH/AGL Deduction	103,254
ASSESSED VALUE	302,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,196
TOTAL JUST VALUE	405,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25647	REMODEL	5,411	03/01/2012
962239	NEW CONSTR	0	07/16/1996
962888	CHNGE SRVC	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/1151	8/17/2005	WD	Q	I		320,000
GRANTOR: JONES DOUGLAS C & CAR						
GRANTEE: S A M S A LLC						
0939/0320	7/05/2000	WD	U	I	12	250,000
GRANTOR: MONTICELLO SEBASTIAN						
GRANTEE: JONE DOUGLAS C & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10DCK=[YR=1996] N11W11 BAS=[YR=2008] N7W8S12E8N5$S11E11$W11 BAS=[YR=2008] N6W8S6E8$W8BAS=[YR=1993] N18 BAS=[YR=2008] N10W23S10E23$W23S24 STP=[YR=2008] W3S7E3N7$S14E23N20$S20 E29N20$.

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	0424	CL FNC 6'	0	0	0	0	245.00	LF	20.00	20.00	100	2006	2006	3	64	3,136	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2006	2006	3	64	448	
3	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1998	1998	3	100	3,000	
4	0811	CONCRETE B	0	0	0	0	754.00	SF	5.20	5.20	100	2006	2006	3	84	3,293	
5	0351	CARPORT MT	0	0	18	18	324.00	SF	6.60	6.60	100	2007	2007	3	24	513	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	69	207	
7	0423	CL FNC 5'	0	0	0	0	105.00	LF	6.85	6.85	100	2008	2008	3	69	496	
8	0351	CARPORT MT	0	0	31	18	558.00	SF	6.60	6.60	100	2008	2008	3	27	994	
9	0443	STK FNC 6'	0	0	0	0	36.00	LF	10.00	10.00	100	2008	2008	3	27	97	
10	1242	WD DECK A	0	0	0	0	721.00	SF	10.00	10.00	100	2008	2008	3	27	1,947	

TOTAL OB/XF 14,131

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	003300	C	NIGHT CLUB	0	0004	OR	416.00	416.00	68,750.00	SF		1.00	1.00	1.00	4.25	4.25	292,188							
2	009620	C	MARSH	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	100.00	100.00	300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 292,488 Market: 0 Agricultural: 0 Common: 292,488 PRINTED 07/09/2026 BY SYS

IN OR 1342/1151

S A M S A LLC
16363 SANDHILL ROAD
WINTER GARDEN, FL 34787-9765

2026

21-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,986
TOTAL MARKET OB/XF VALUE	21,976
TOTAL LAND VALUE - MARKET	292,488
TOTAL MARKET VALUE	405,450
SOH/AGL Deduction	103,254
ASSESSED VALUE	302,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,196
TOTAL JUST VALUE	405,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/1151	8/17/2005	WD	Q	I		320,000
GRANTOR: JONES DOUGLAS C & CAR						
GRANTEE: S A M S A LLC						
0939/0320	7/05/2000	WD	U	I	12	250,000
GRANTOR: MONTICELLO SEBASTIAN						
GRANTEE: JONE DOUGLAS C & CA						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

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
11	0424	CL FNC 6'	0	0	0	0	26.00	LF	20.00	20.00	100	2008	2008	3	69	359	
12	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2008	2008	3	69	483	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	375.00	375.00	100	2008	2008	3	69	518	
14	0803	ASPHALT C	0	0	0	0	3,860.00	SF	2.00	2.00	100	2021	2021	3	84	6,485	

LAND DESCRIPTION

TOTAL OB/XF 7,845

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 292,488 Market: 0 Agricultural: 0 Common: 292,488 PRINTED 07/09/2026 BY SYS