

PT OF N1/2 OF GOV'T LOT 1
IN OR 2426/386
PARCELS 1 & 1-5 SEC 27 &

YULEE JUNCTION LLC/
5150 TIMUQUANA ROAD
JACKSONVILLE, FL 32210

2026

27-2N-28-0000-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	60
Interior Floor	13	LVT/LAMNT	40
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		52	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		36	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2004	1,200	101,176
BAS	1,500	100	2004	1,500	126,470
BAS	1,500	100	2004	1,500	126,470
BAS	1,500	100	2004	1,500	126,470
BAS	2,080	100	2004	2,080	175,371
BAS	2,280	100	2004	2,280	192,234
BAS	3,000	100	2004	3,000	252,940
BAS	15,600	100	2004	15,600	315,286
CAN	3,840	30	2005	1,152	97,129
TOTALS	32,500			29,812	513,545

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	3,716.00	SF	4.00
2	0803	ASPHALT C	0	0	0	0	47,121.00	SF	2.00
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00
4	1126	CB/STC 8"	0	0	0	0	618.00	SF	8.00
5	1123	CB 8"	0	0	0	0	736.00	SF	6.15
6	0400	CONC CURB	0	0	0	0	2,749.00	LF	15.00
7	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00
8	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00
9	0966	FIRE SPRNK	0	0	0	0	28,600.00	SF	3.00
10	0964	HALON SYST	0	0	9	4	36.00	SF	50.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	104,544.00
2	009605	C	WETLANDS	0		CG	0.00	0.00	3.52

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1602	04	29,812	100.8472	111.94	3,337,155	2004	2004	0	0	0	24.68	75.32	
1 NBHD SHOP 0% - 2023													
Heated Area: 28660 HX Base Yr													
BAS 2004 BAS 2004 BAS 2004 BAS 2004 BAS 2004 BAS 2004 BAS 2004 BAS 2004													
480 480 2005													

474260 SR 200, FERNANDINA BEACH	BLD DATE		LGL DATE		04/16/2026	DC
	XF DATE		LAND DATE			
	INC DATE	05/18/2026	AG DATE			

TOTAL OB/XF													
191,763													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	104,544.00	SF		1.00	1.00
2	009605	C	WETLANDS	0		CG	0.00	0.00	3.52	AC		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		4,756,398	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		4,756,398	
SOH/AGL Deduction		1,127,292	
ASSESSED VALUE		3,629,106	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,629,106	
TOTAL JUST VALUE		4,756,398	
NCON VALUE		0	
INCOME VALUE		4756398	
PREVIOUS YEAR MKT VALUE		3,299,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002176	XFOB-SHUTTERS	122,000	02/08/2022
21011558	REMODEL	35,000	08/31/2021
21011560	REMODEL - BATHROO	10,000	08/31/2021
21009859	REMODEL - GOODWIL	871,754	07/27/2021
21009617	DEMOLITION-WALL/C	20,000	07/22/2021
21009648	DEMOLITION - WALL	3,000	07/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
2426/0386	1/15/2021	SW	Q	I	01
GRANTOR: YULEE STATE LLC					
GRANTEE: YULEE JUNCTION LLC					
1763/1006	11/07/2011	WD	U	I	40
GRANTOR: B&B YULEE JUNCTION LL					
GRANTEE: YULEE STATE LLC					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W14 N10 W23 BAS=[YR=2004] W20 BAS=[YR=2004] W38 BAS=[YR=2004] W25 BAS=[YR=2004] W25 BAS=[YR=2004] W50 BAS=[YR=2004] W25 BAS=[YR=2004] W260 S60 CAN=[YR=2005] S8 E480 N8 W480\$ E260 N60\$ S60 E25 N60\$ S60 E50 N60\$ S60 E25 N60\$ S60 E25 N60\$ S60 E38 N60\$ S60 E20 N60\$ S60 E37 N50\$.									

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