

BLK 1 PT LOTS 1,2 & 3 & PT OF
SEC'S 33,50,51-3N-27E IN
OR 2544/139

FLOOD FRANCIS D
PO BOX 1257
YULEE, FL 32041

2026

33-3N-27-0000-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																		
Exterior Wall	03	BELOW AVG. 100	1101	04	2,286	46.6830	69.09	157,940	1901	1901	0	0	0	50.00	50.00	VALUATION BY STANDARD																	
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR 0% - 0														Heated Area: 1260 HX Base Yr																
Roof Cover	01	MINIMUM 100	CAN 1993 BAS 1993 CAN 1993 CAN 1998 UUS 1993 CAN 1993														VALUATION SUMMARY																
Interior Wall	01	MINIMUM 100															Tax Group: 4 Tax Dist:																
Interior Floo	09	PINE WOOD 100															BUILDING MARKET VALUE 174,122																
Ceiling	02	F.NOT SUS 100															TOTAL MARKET OB/XF VALUE 8,465																
Air Condition	01	NONE 100															TOTAL LAND VALUE - MARKET 378,960																
Heating Type	02	CONVECTION 100															TOTAL MARKET VALUE 561,547																
Fixtures	3	100															SOH/AGL Deduction 173,983																
Frame	02	WOOD FRAME 100															ASSESSED VALUE 387,564																
Story Height	10	100															TOTAL EXEMPTION VALUE 0																
RMS	1	100															BASE TAXABLE VALUE 387,564																
Stories	1.	1. 100	TOTAL JUST VALUE 561,547																														
Units	0	100	NCON VALUE 0																														
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																														
Occupancy	00	OWNER OCC 100	PREVIOUS YEAR MKT VALUE 552,027																														
Quality	02	Quality Level 02																															
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															PERMIT NUM DESCRIPTION AMT ISSUED													
BAS	1,260	100	1993	1,260	43,527															B07657 MH MOVE-ON 3,600 09/01/2000													
CAN	161	30	1993	48	1,658															B9805516 NEW CONSTR 22,500 10/01/1998													
CAN	245	30	1993	74	2,557															5299 REMODEL 2,500 11/14/1988													
CAN	385	30	1993	116	4,007															5298 DEMOLITION 0 11/14/1988													
CAN	385	30	1998	116	4,007															5372 CHNGE SRVC 0 09/19/1988													
UUS	1,344	50	1993	672	23,214															3206 N/A 3,300 02/24/1986													
TOTALS	3,780			2,286	78,970															SALES DATA													
EXTRA FEATURES						463083 EAST SR 200, YULEE														OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
L N	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	2544/0139 3/03/2022 PR U I 11 100															
1	0350	CARPORT WD	0	0	30	20	600.00	SF	13.00	13.00	100	1989	1989	3	20	1,560		GRANTOR: FLOOD FRANCIS AS PR 0															
2	0810	CONCRETE A	0	0	0	0	372.00	SF	6.50	6.50	100	1993	1993	3	62	1,499		GRANTEE: FLOOD FRANCIS															
3	0351	CARPORT MT	0	0	22	20	440.00	SF	10.00	10.00	100	1996	1996	3	20	880		1911/1050 3/31/2014 QC U I 11 100															
4	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	1998	1998	3	20	180		GRANTOR: FLOOD CLIFFORD JR															
5	0422	CL FNC 4'	0	0	0	0	600.00	LF	15.00	15.00	100	1996	1996	3	32	2,880		GRANTEE: FLOOD FRANCIS D															
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1996	1996	3	32	224		BUILDING NOTES															
7	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	1998	1998	3	72	702		BUILDING DIMENSIONS															
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	40	360		CAN=[YR=1993] W35 S11 BAS=[YR=1993] S36 CAN=[YR=1993] S7 E35 N7 W35\$ E35 N36 W35\$ E35 N11\$ PTR=E15 CAN=[YR=1998] E35 S11 UUS=[YR=1993] S43 W12 CAN=[YR=1993] W23 N7 E23 S7\$ N7 W23 N36 E35\$ W35 N11\$ W15\$.															
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3	40	180																	
LAND DESCRIPTION						TOTAL OB/XF 8,465																											
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	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	0004	CG	0.00	0.00	63,160.00	SF		1.00	1.00	1.00	6.00	6.00	378,960																
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.45 Total Land Value: 378,960 Market: 0 Agricultural: 0 Common: 378,960 PRINTED 07/09/2026 BY SYS																																	

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