

JD'S ANIMAL CLINIC LLC
86028 CHRISTIAN WAY
YULEE, FL 32097

37-2N-27-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure

1704CB STUCCO 100 WOOD TRUSS 100

Roof Cover Interior Wall Interior Floor Ceiling Air Condition Heating Type Fixtures Frame Story Height RMS Stories Units Occupancy

0305031101030414 100 MASONRY 100 9 100 15 100 1. 100 0 100 NONE 100

Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE

031720MEDICAL OFFICE MKT AREA 04 4002.00 BAS 2,652 100 2002 2,652 400,223 BAS 739 100 2003 739 111,525 CAN 249 30 2003 75 11,318

TOTALS

3,640 3,466 523,067

EXTRA FEATURES

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

10819 CONC 12" 0 0 0 0 1,049.00 SF 9.50 9.50 100 2002 2002 3 79 7,873
20812 CONCRETE C 0 0 0 0 10,336.00 SF 4.00 4.00 100 2002 2002 3 79 32,662
30400 CONC CURB 0 0 0 0 424.00 LF 15.00 15.00 100 2002 2002 3 84 5,342
40446 BOX FNC 6' 0 0 0 0 137.00 LF 20.00 20.00 100 2003 2003 3 20 548
50446 BOX FNC 6' 0 0 0 0 28.00 LF 20.00 20.00 100 2013 2013 3 50 280

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1001901 CMEDICAL OF 00006 OR 0.00 0.00 100,624.00 SF 1.00 1.00 0.55 15.00 8.25 830,148

REVIEW DATE 04/11/2022 BY DC Total Acres: 2.31 Total Land Value: 830,148 Market: 0 Agricultural: 0 Common: 830,148 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

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

1721 04 3,466 111.2280 191.03 662,110 2002 2002 0 0 21.00 79.00

1 MDL OFFICE 0% - 0 Heated Area: 3391 HX Base Yr

BLD DATE XF DATE INC DATE

86028 CHRISTIAN WAY, YULEE

LGL DATE LAND DATE AG DATE

05/08/2026 DC

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE

523,067 46,705 830,148 1,399,920 182,976 1,216,944 0 1,216,944 1,399,920 0 12 1,320,968

LOFTON CREEK ANIMAL CLINIC

PERMIT NUMBER DESCRIPTION AMT ISSUED

M1217803 H/AC 0 12/01/2012
B018775 NEW CONSTR 340,000 09/01/2001

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

1547/0829 1/22/2008 WD Q I 800,000

GRANTOR: FDNA BEACH ANIMAL CLI GRantee: JD'S ANIMAL CLINIC 0901/0931 9/30/1999 WD Q V 95,500 GRANTOR: RAYLAND COMPANY INC GRantee: FDNA BEACH ANIMAL C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W47 S40 E7 S16 BAS=[YR=2003] S15CAN=[YR=2003] W10S17 E17 N10W4 N3 W3 N4 \$ S4 E3 S3 E37 N11 W12 N11 W28 \$ E28 S11 E12 N67 \$.