TRACT 8
IN OR 2107/57
5TH AMENDMENT REC ESMT &

681 ST CLAIR LLC
6073 SAN JOSE BLVD W
JACKSONVILLE, FL 32217

2026

37-2N-27-1950-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		33 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

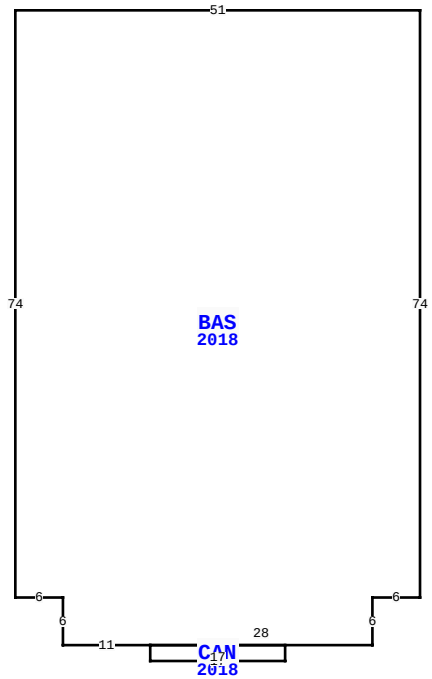
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,008	100	2018	4,008	915,248
CAN	34	30	2018	10	2,284
TOTALS	4,042			4,018	917,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	4,018	138.4963	237.87	955,762	2018	2018	0	0	0	4.00	96.00

1 MDL OFFICE 0% - 0 Heated Area: 4008 HX Base Yr



463787 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	917,532
TOTAL MARKET OB/XF VALUE	76,676
TOTAL LAND VALUE - MARKET	1,121,230
TOTAL MARKET VALUE	2,115,438
SOH/AGL Deduction	329,737
ASSESSED VALUE	1,785,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,785,701
TOTAL JUST VALUE	2,115,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,021,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000708	BUILD OUT-HEARTLA	614,011	04/04/2018
17006327	NEW CONSTR-SHELL	660,760	03/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0057	3/14/2017	SW	Q	V	01	945,000
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: 681 ST CLAIR LLC						
1695/1039	8/24/2010	WD	U	V	11	100
GRANTOR: DUDLEY JOHNNY L & DAN						
GRANTEE: A1A CHESTER ROAD HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W51 S74 E6 S6 E11 CAN=[YR=2018] S2 E17 N2 W17$ E28 N6 E6 N74$.

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	0803	ASPHALT C	0	0	0	0	26,175.00	SF	2.00	2.00	100	2018	2018	3	78	40,833	
2	0400	CONC CURB	0	0	0	0	907.00	LF	15.00	15.00	100	2018	2018	3	97	13,197	
3	0812	CONCRETE C	0	0	0	0	1,316.00	SF	4.00	4.00	100	2018	2018	3	96	5,053	
4	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2018	2018	3	90	11,385	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2018	2018	3	90	450	
6	0098	AWNING MTL	0	0	17	2	34.00	SF	13.00	13.00	100	2018	2018	3	74	327	
7	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2018	2018	3	97	243	
8	0400	CONC CURB	0	0	0	0	91.00	LF	15.00	15.00	100	2018	2018	3	97	1,324	
9	0810	CONCRETE A	0	0	0	0	177.00	SF	6.50	6.50	100	2018	2018	3	96	1,104	
10	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2018	2018	3	100	200	

TOTAL OB/XF 74,116

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	001910	C	MEDICAL OF	0		IW	0.00	0.00	50,965.00	SF		1.00	1.00	1.00	22.00	22.00	1,121,230							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,121,230 Market: 0 Agricultural: 0 Common: 1,121,230 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	1126	CB/STC 8"	0	0	0	0	190.00	SF	8.00	8.00	100	2018	2018	3	96	1,459	
12	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	90	540	
13	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	100	2021	2021	3	98	561	

LAND DESCRIPTION

TOTAL OB/XF 2,560

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

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