TRACT 21
IN OR 1348/1529
5TH AMENDMENT REC ESMT &

SEMANIK PROPERTIES INC
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2026

37-2N-27-1950-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		

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

463765 EAST 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,300
TOTAL MARKET VALUE	69,300
SOH/AGL Deduction	63,800
ASSESSED VALUE	5,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,500
TOTAL JUST VALUE	69,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1348/1539	9/09/2005	QC	Q	V	06	100
GRANTOR: KIMCO NASSAU LLC						
GRANTEE: KD NASSAU OUTPARCEL						
1348/1529	9/09/2005	WD	Q	V	06	100
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: SEMANIK PROPERTIES						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		IW	0.00	0.00	3,150.00	SF		1.00	1.00	1.00	22.00	22.00	69,300							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/09/2026 BY SYS