

**SHOWCASE AMERICA LLC/
86130 KUTANA DR
YULEE, FL 32097**

42-2N-27-0000-0001-0080

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100

Roof Structur10STEEL FRME 100

Roof Cover12MODULAR MT 100

Interior Wall01MINIMUM 100

Interior Floo03CONC FINSH 100

Ceiling03PART.FIN. 100

Air Condition01NONE 100

Heating Type01NONE 100

Plumbing Frame050 100
STEEL 100

Story Height16 100

RMS Stories Class Units Occupancy1. 1. 100
00 . 100
0 100
00 NONE 100

Quality04Quality Level 04

DOR CODE1100STORES, 1 STORY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,60010020131,60067,795

TOTALS1,6001,60067,795

EXTRA FEATURES86130 KUTANA DR, YULEE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

110097AWNING CN00012.00SF65.0065.0010020132013364499

LAND DESCRIPTIONTOTAL OB/XF499

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 399,600Market: 0Agricultural: 0Common: 399,600PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

4803061,600

TOT ADJ PTS

99.1230

EFF. BASE RATE

47.08

REPL. COST NEW

75,328

AYB

2013

EYB

2013

ECON

0

FNCT

0

NORM

0|10.00

% COND

90.00

Heated Area: 1600

HX Base Yr

BAS
2013

BLD DATE01/29/2019KK

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2026DC

SUBAREA MARKET VALUE

67,795

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE721,848

TOTAL MARKET OB/XF VALUE31,727

TOTAL LAND VALUE - MARKET399,600

TOTAL MARKET VALUE1,153,175

SOH/AGL Deduction150,941

ASSESSED VALUE1,002,234

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,002,234

TOTAL JUST VALUE1,153,175

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE996,465

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1837/13381/31/2013WDQI03360,000

GRANTOR:CBC NATIONAL BANK NA

GRANTEE:SHOWCASE AMERICA LL

1790/14784/30/2012CTUI18100

GRANTOR:CLERK OF COURT

GRANTEE:CBC NATIONAL BANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W40\$40E40N40\$.