

IN OR 1780/118
ESMT OR 1207/237
ESMT OR 1806/1898

LAMP YULEE LLC/
PO BOX 707
YULEE, FL 32041

2026

42-2N-27-0000-0002-0410



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
PAGE 1 of 2										VALUATION SUMMARY										STANDARD									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	25	MOD METAL 100	4101	06	14,881	137.4996	77.69	1,156,105	2002	2002	0	0	0	6.00	94.00														
Roof Structur	10	STEEL FRME 100	1 LGHT MANUF 0% - 0													Heated Area: 13800													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	07	NONE 80																											
Interior Wall	05	DRYWALL 20																											
Interior Floo	16	EPOXY STRP 90																											
Interior Floo	14	CARPET 10																											
Ceiling	04	NONE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Plumbing	12	100																											
Frame	05	STEEL 100																											
Story Height	16	100																											
RMS	6	100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units	0	100																											
Occupancy	00	OWNER OCC 100																											
Quality	04	Quality Level 04																											
DOR CODE	4100	LIGHT MANUFACTURE																											
MAP NUM																													
NEIGHBORHOOD/LOC	4051.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	8,890	100	2007	8,890	649,224																								
BAS	3,996	100	2012	3,996	291,822																								
FST	75	70	2007	52	3,798																								
GOF	914	210	2007	1,919	140,142																								
UST	48	50	2007	24	1,753																								
TOTALS	13,923			14,881	1,086,739																								
EXTRA FEATURES															850816 US HWY 17, YULEE														
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												
1	0812	CONCRETE C	0	0	0	0	12,116.00	SF	4.00	4.00	100	2002	2002	3	79	38,287													
2	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	20	80													
3	0810	CONCRETE A	0	0	0	0	591.00	SF	6.50	6.50	100	2002	2002	3	79	3,035													
4	0812	CONCRETE C	0	0	0	0	5,107.00	SF	4.00	4.00	100	2007	2007	3	86	17,568													
5	1242	WD DECK A	0	0	16	27	432.00	SF	10.00	10.00	100	2002	2002	3	20	864													
6	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2007	2007	3	89	223													
7	0097	AWNING CN	0	0	0	0	107.00	SF	65.00	65.00	100	2007	2007	3	40	2,782													
8	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	100	2002	2002	3	52	2,340													
9	0441	STK FNC 4'	0	0	0	0	24.00	LF	6.50	6.50	100	2007	2007	3	24	37													
10	0443	STK FNC 6'	0	0	0	0	96.00	LF	10.00	10.00	100	2007	2007	3	24	230													
LAND DESCRIPTION															TOTAL OB/XF 65,446														
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	004100	C	LIGHT MFG.	0		CI	160.00	280.00	44,800.00	SF		1.00	1.00	1.00	6.00	6.00	268,800												
REVIEW DATE 02/27/2024 BY HS Total Acres: 0.00 Total Land Value: 268,800 Market: 0 Agricultural: 0 Common: 268,800 PRINTED 07/09/2026 BY SYS																													

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