



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	100	2003	64	4,535
BAS	2,396	100	1993	2,396	169,769
CAN	480	30	1993	144	10,203
FST	180	50	1993	90	6,377
UOP	25	20	2005	5	355
TOTALS	3,145			2,699	191,238

EXTRA FEATURES											
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	12,800.00	SF	2.00	2.00	
2	0811	CONCRETE B	0	0	60	20	1,200.00	SF	5.20	5.20	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	
7	0476	VF 6 SBPL	0	0	0	0	168.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	CG	142.00	220.00	32,113.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,699	95.7528	141.71	382,475	1984	1984	0	0	0 50.00	50.00
1 RETAILSTOR 0% - 0											
Heated Area: 2460 HX Base Yr											
850497 US HWY 17, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	DC

TOTAL OB/XF											
21,102											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			191,238
TOTAL MARKET OB/XF VALUE			21,102
TOTAL LAND VALUE - MARKET			136,480
TOTAL MARKET VALUE			348,820
SOH/AGL Deduction			65,331
ASSESSED VALUE			283,489
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,489
TOTAL JUST VALUE			348,820
NCON VALUE			3,791
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,276

ALSO SEE REAR PRCL: 42-2N-27-0000-0061-0000 _ REGU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
P037414	REMODEL	0	12/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2773/1468	2/18/2025	TD	U	I	11	100	
GRANTOR: MCCORMICK DEWAYNE D							
GRANTEE: MCCORMICK DEWAYNE D							
1831/1427	12/26/2012	WD	U	I	12	100	
GRANTOR: 445 SOUTH INC ETAL							
GRANTEE: MCCORMICK EDWARD LE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W15 BAS=[YR=1993] W8 UOP=[YR=2005] N5 W5 S5 E5\$ W37 S36 AOF=[YR=2003] S8 CAN=[YR=1993] S8 E60 N8 W60\$ E8 N8 W8\$ E8 S8 E52 N32 W15 N12\$ S12 E15 N12\$.											