PARCEL 1 IN OR 2356/1134
(EX OR 2248/1422)
MINER CORNERS SUB PB 8/56

MILLER FAMILY TRUST/MACFARLANE CHRISTY TRUSTEE
2033 SAN ELIJO AVE #141
CARDIFF BY THE SEA, CA 92007-1635

2026

42-2N-27-1330-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

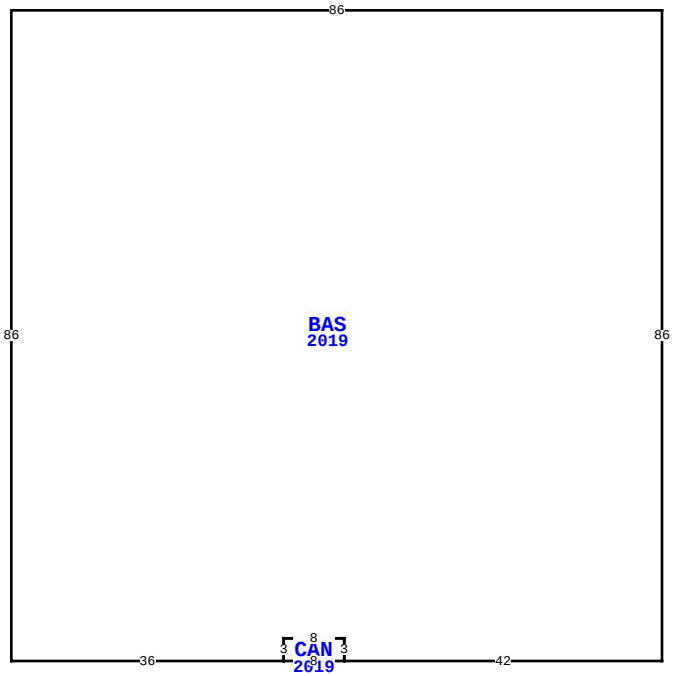
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,372	100	2019	7,372	1,182,248
CAN	24	30	2019	7	1,123
TOTALS	7,396			7,379	1,183,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	7,379	108.3600	160.37	1,183,370	2019	2024	0	0	0	0.00	100.00

1 RETAILSTOR 0% - 0 Heated Area: 7372 HX Base Yr



463346 SR 200, YULEE

BLD DATE	02/05/2020 KK	LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,271,346
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,271,346
SOH/AGL Deduction	0
ASSESSED VALUE	2,271,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,271,346
TOTAL JUST VALUE	2,271,346
NCON VALUE	0
INCOME VALUE	2271346
PREVIOUS YEAR MKT VALUE	2,174,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000146	NEW CONSTRUCTION	872,002	02/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1134	4/24/2020	SW	Q	I	01	2,610,900
GRANTOR: GH&G YULEE LLC						
GRANTEE: MILLER FAMILY TRUST						
2246/0473	12/28/2018	SW	Q	V	01	785,000
GRANTOR: STRATEGIC EQUITY HOLD						
GRANTEE: GH&G YULEE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W86 S86 E36 CAN=[YR=2019] E8 N3 W8 S3$ N3 E8 S3 E42 N86$.

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	19,368.00	SF	2.00	2.00	100	2019	2019	3	80	30,989	
2	0400	CONC CURB	0	0	0	0	779.00	LF	15.00	15.00	100	2019	2019	3	98	11,451	
3	0812	CONCRETE C	0	0	0	0	1,604.00	SF	4.00	4.00	100	2019	2019	3	97	6,224	
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2019	2019	3	92	6,983	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2019	2019	3	78	312	
6	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	2019	2019	3	100	1,500	
7	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	2019	2019	3	98	637	
8	1126	CB/STC 8"	0	0	0	0	234.00	SF	8.00	8.00	100	2019	2019	3	97	1,816	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	92	552	
10	0810	CONCRETE A	0	0	0	0	184.00	SF	6.50	6.50	100	2019	2019	3	97	1,160	

TOTAL OB/XF 61,624

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	001100	C	STORE 1FLR	0		CG	0.00	0.00	58,806.00	SF		1.00	1.00	1.00	13.50	13.50	793,881							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS