

BLOCK 2 LOTS 1 2 3 4 &
E 200 FT OF TRACT A
IN OR 839/1488

SPURGEON ELECTRIC INC/
85261 CUNO CREEK DRIVE
YULEE, FL 32097

2026

42-2N-27-4380-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1700OFFICE BUILDINGS

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1993	1,508	88,599
BAS	464	100	2000	464	27,261
BAS	522	100	2000	522	30,669

TOTALS 2,494 2,494 146,530

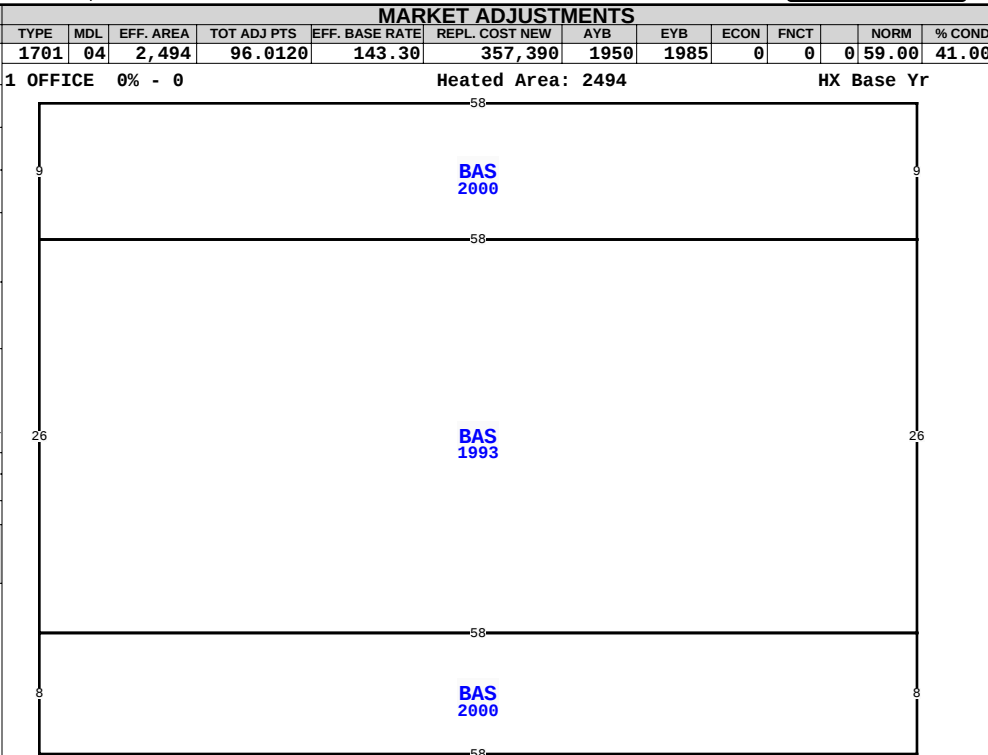
EXTRA FEATURES

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	0465	FNC GT 15'	0	0	0	0		2.00	UT 562.50	562.50	100	1998	1998	3	39	439
2	0972	ST LGHT UN	0	0	0	0		5.00	UT 2,530.00	2,530.00	100	1998	1998	3	40	5,060
3	0975	ST LT/ARM	0	0	0	0		1.00	UT 500.00	500.00	100	1998	1998	3	40	200
4	0940	SHEDS/PORT	0	0	11	13		143.00	SF 30.00	30.00	100	1950	1950	3	20	858
5	0402	CONC BUMPE	0	0	0	0		8.00	UT 25.00	25.00	100	1999	1999	3	80	160
6	0812	CONCRETE C	0	0	0	0		4,457.00	SF 4.00	4.00	100	1999	1999	3	73	13,014
7	0424	CL FNC 6'	0	0	0	0		374.00	LF 20.00	20.00	100	1998	1998	3	39	2,917

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0004	CI	353.00	200.00	69,911.00	SF		1.00	1.00	1.00	4.25	4.25	297,122							

REVIEW DATE 04/10/2024 BY KWA



850489 US HWY 17, YULEE

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

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4	0940	SHEDS/PORT	0	0	11	13		143.00	SF 30.00	30.00	100	1950	1950	3	20	858
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TOTAL OB/XF 22,648

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	001700	C	1STORY OFF	0	0004	CI	353.00	200.00	69,911.00	SF		1.00	1.00	1.00	4.25	4.25	297,122							

Total Acres: 0.00 Total Land Value: 297,122 Market: 0 Agricultural: 0 Common: 297,122

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,530
TOTAL MARKET OB/XF VALUE		22,648
TOTAL LAND VALUE - MARKET		297,122
TOTAL MARKET VALUE		466,300
SOH/AGL Deduction		120,279
ASSESSED VALUE		346,021
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		346,021
TOTAL JUST VALUE		466,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z991156	OTHER	0	03/01/1999
B985663	NEW CONSTR	120,384	12/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0839/1488	7/02/1998	WD	Q	I		92,000	

GRANTOR: WILLEY HELEN & H ALAN
GRANTEE: SPURGEON ELECTRIC I
0466/0329 9/01/1985 WD U I 75,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W58 S9 BAS=[YR=1993] S26 BAS=[YR=2000] S8
E58 N8 W58 \$ E58 N26 W58 \$ E58 N9 \$.

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