LOT 1
US 17 COMMERICAL PARK PB 6/259

TI2TT INC
85362 JOANN RD
YULEE, FL 32097

2026

42-2N-27-438U-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COMMERCIAL PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	176,660
TOTAL MARKET VALUE	176,660
SOH/AGL Deduction	0
ASSESSED VALUE	176,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,660
TOTAL JUST VALUE	176,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2793/982	5/09/2025	WD	Q	V	01	175,000
GRANTOR: PATTERSON BOBBY G JR						
GRANTEE: T12TT INC						
1654/0325	12/16/2009	WD	Q	V	01	150,000
GRANTOR: D F MILLER PARTNERHIP						
GRANTEE: PATTERSON BOBBY G J						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	44,165.00	SF		1.00	1.00	1.00	4.00	4.00	176,660							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 176,660 Market: 0 Agricultural: 0 Common: 176,660 PRINTED 07/09/2026 BY SYS