

LOT 4
IN OR 2216/480
US 17 COMMERCIAL PARK PB 6/259

DUNMAR GROUP INC/
85101 COMMERCIAL PARK DR
YULEE, FL 32097

2026

42-2N-27-438U-0004-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	14 100
Frame	05 STEEL 100
Story Height	16 100
RMS	13 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	4800 WAREHOUSE-STORAGE

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	400	185	2006	740	38,731
AOF	400	185	2006	740	38,731
AOF	400	185	2006	740	38,731
AOF	1,400	185	2006	2,590	135,559
BAS	2,600	100	2005	2,600	136,083
BAS	4,800	100	2006	4,800	251,230
PTO	250	5	2005	12	628
PTO	375	5	2006	19	994

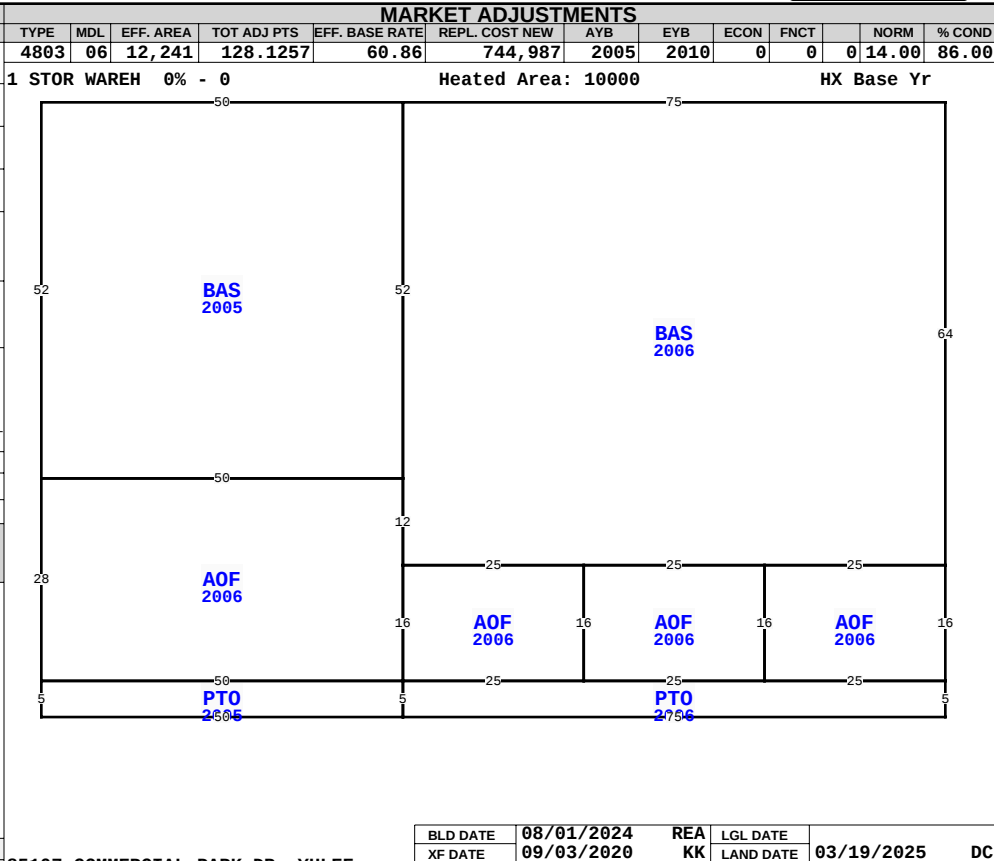
TOTALS	10,625			12,241	640,689
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0		14,382.00	SF 2.00	2.00	100	2005	2005	3	52	14,957
2	0812	CONCRETE C	0	0	125	40		5,000.00	SF 4.00	4.00	100	2005	2005	3	83	16,600
3	0400	CONC CURB	0	0	0	0		844.00	LF 15.00	15.00	100	2005	2005	3	87	11,014
4	0402	CONC BUMPE	0	0	0	0		5.00	UT 25.00	25.00	100	2005	2005	3	87	109
5	0443	STK FNC 6'	0	0	0	0		225.00	LF 10.00	10.00	100	2005	2005	3	21	473
6	0464	FNC GT 10'	0	0	0	0		4.00	UT 350.00	350.00	100	2005	2005	3	61	854
7	6001	ROLLUP DR	0	0	14	14		5.00	UT 400.00	400.00	100	2005	2005	3	21	420
8	4950	BOLLARD	0	0	0	0		2.00	UT 100.00	100.00	100	2005	2005	3	100	200
10	0424	CL FNC 6'	0	0	0	0		175.00	LF 20.00	20.00	100	2005	2005	3	61	2,135

LAND DESCRIPTION	
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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	004800	C	WAREHOUSE	0		CG	0.00	0.00	43,795.00	SF		1.00	1.00	1.00	3.50	3.50	153,282							



85107 COMMERCIAL PARK DR, YULEE	BLD DATE 08/01/2024	REA 09/03/2020	LGL DATE 03/19/2025	DC
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BLD DATE	XF DATE	INC DATE	REA	LGL DATE	LAND DATE	AG DATE
08/01/2024	09/03/2020		KK			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			640,689
TOTAL MARKET OB/XF VALUE			46,762
TOTAL LAND VALUE - MARKET			153,282
TOTAL MARKET VALUE			840,733
SOH/AGL Deduction			253,967
ASSESSED VALUE			586,766
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			586,766
TOTAL JUST VALUE			840,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			827,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17041	CO ISSUED	0	01/01/2006
B17041	ADDITION	20,000	01/01/2006
M10976	MECH OTHER	1,000	01/01/2006
C14641	CO ISSUED	400,000	02/01/2005
B14641	NEW CONSTR	400,000	02/01/2005
E14455	ELEC OTHER	40,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0480	7/27/2018	SW	Q	I	05	640,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: DUNMAR GROUP INC						
1711/1539	11/18/2010	WD	U	I	11	100
GRANTOR: ZELL DONALD D						
GRANTEE: HOLLAND-ZELL PARTNE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=0,0] W75 S52 S12 E25 E25 N64 \$	
BAS=[YR=2005;ORIG=-75,0] W50 S52 E50 N52 \$	
AOF=[YR=2006;LABEL=85103;ORIG=-125,52] S28 E50 N16 N12 W50 \$	
AOF=[YR=2006;LABEL=85107;ORIG=-50,64] S16 E25 N16 W25 \$	
AOF=[YR=2006;LABEL=85109;ORIG=-25,64] S16 E25 N16 W25 \$	
AOF=[YR=2006;LABEL=85105;ORIG=-75,64] S16 E25 N16 W25 \$	
PTO=[YR=2006;ORIG=-75,80] S5 E75 N5 W25 W25 W25 \$	
PTO=[YR=2005;ORIG=-125,80] S5 E50 N5 W50 \$	