LOT 5
IN OR 2216/480
ESMT OR 1717/1144

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

**2026**

**42-2N-27-438U-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | V C W/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

85091 COMMERCIAL PARK DR, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/15/2020 | KK | LGL DATE | 03/19/2025 DC |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 8,816 |
| TOTAL LAND VALUE - MARKET | 339,635 |
| TOTAL MARKET VALUE | 348,451 |
| SOH/AGL Deduction | 137,040 |
| ASSESSED VALUE | 211,411 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 211,411 |
| TOTAL JUST VALUE | 348,451 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 348,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### 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

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 184.00 | LF | 20.00 | 20.00 | 100 | 2018 | 2018 | 3 | 74 | 2,723 | |
| 2 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 316.00 | LF | 20.00 | 20.00 | 100 | 2018 | 2018 | 3 | 90 | 5,688 | |
| 3 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2018 | 2018 | 3 | 90 | 405 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,816

| 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 | 001001 | C | V CM/XFOBT | 0 | | CG | 0.00 | 0.00 | 114,163.00 | SF | | 1.00 | 1.00 | 0.85 | 3.50 | 2.98 | 339,635 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.62 Total Land Value: 339,635 Market: 0 Agricultural: 0 Common: 339,635 PRINTED 07/09/2026 BY SYS