LOT 6
ESMT OR 1201/1143
US 17 COMMERICAL PARK PB 6/259

AT LEVEL UP LLC
85732 CLYDE HIGGINBOTHAM ROAD
YULEE, FL 32097

2026

42-2N-27-438U-0006-0000

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

COMMERCIAL PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,228
TOTAL LAND VALUE - MARKET	133,920
TOTAL MARKET VALUE	140,148
SOH/AGL Deduction	0
ASSESSED VALUE	140,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,148
TOTAL JUST VALUE	140,148
NCON VALUE	6,228
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1919	11/01/2023	WD	Q	V	01	180,000
GRANTOR: COMMPARK49 LLC						
GRANTEE: AT LEVEL UP LLC						
2591/0924	9/14/2022	WD	Q	V	01	110,000
GRANTOR: BASS CONNIE JASON JR						
GRANTEE: COMMPARK49 LLC						

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	0425	CL FNC 8'	0	0	0	0	525.00	LF	10.65	10.65	100	2026	2024		99	5,535	
2	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2026	2024		99	693	

LAND DESCRIPTION

TOTAL OB/XF 6,228

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		CI	0.00	0.00	45,015.00	SF		1.00	1.00	0.85	3.50	2.98	133,920							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 133,920 Market: 0 Agricultural: 0 Common: 133,920 PRINTED 07/09/2026 BY SYS