

LOT 7
ESMT OR 1201/1144
US 17 COMMERCIAL PARK PB 6/259

AT LEVEL UP LLC
75732 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2026

42-2N-27-438U-0007-0000



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 70
Interior Wall	05 DRYWALL 30
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	10 100
Frame	05 STEEL 100
Story Height	16 100
RMS	11 100
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

NEIGHBORHOOD/LOC 4081.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,440	185	2005	2,664	139,089
AOF	3,928	185	2005	7,267	379,415
BAS	2,560	100	2004	2,560	133,659
BAS	72	100	2005	72	3,759
BAS	2,000	100	2005	2,000	104,421
PTO	250	5	2004	12	627

TOTALS 10,250 14,575 760,969

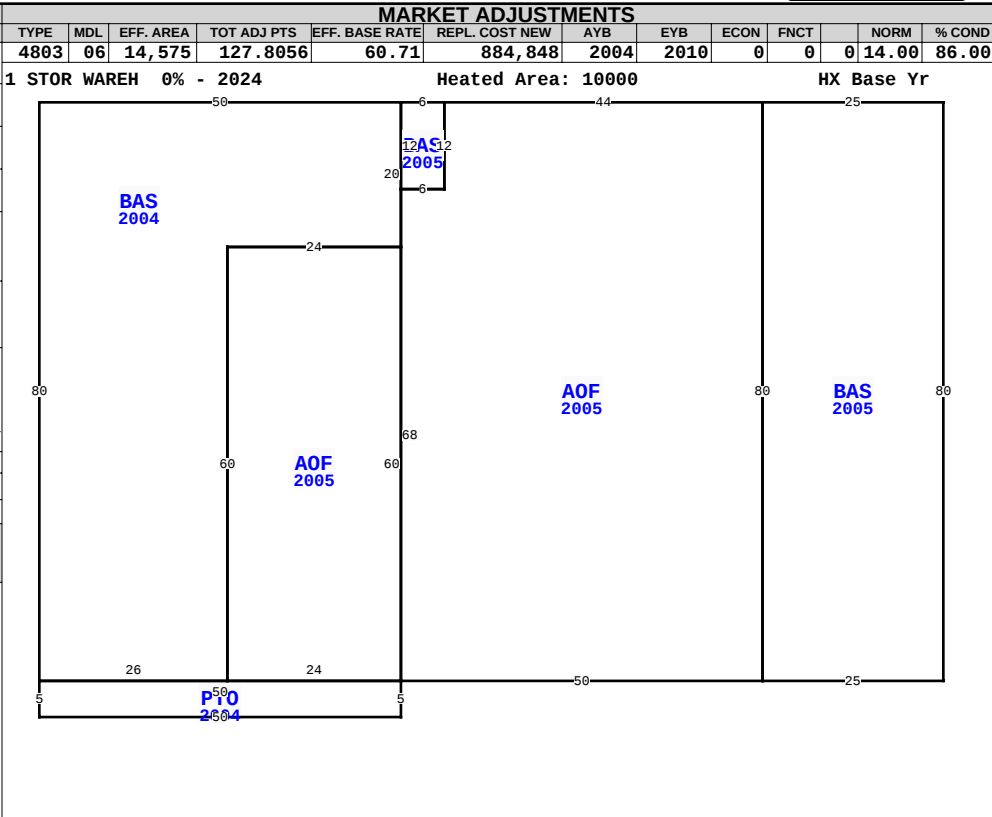
EXTRA FEATURES

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	0803	ASPHALT C	0	0	0	13,431.00	SF	2.00	2.00	100	2004	2004	3	50	13,431	
2	0812	CONCRETE C	0	0	125	40	SF	4.00	4.00	100	2004	2004	3	82	16,400	
3	0400	CONC CURB	0	0	0	0	LF	15.00	15.00	100	2004	2004	3	86	10,707	
4	0402	CONC BUMPE	0	0	0	0	UT	25.00	25.00	100	2004	2004	3	86	194	
6	0465	FNC GT 15'	0	0	0	0	UT	450.00	450.00	100	2004	2004	3	58	522	
7	6001	ROLLUP DR	0	0	0	0	UT	400.00	400.00	100	2004	2004	3	20	320	
8	0443	STK FNC 6'	0	0	0	0	LF	10.00	10.00	100	2008	2008	3	27	405	
10	0425	CL FNC 8'	0	0	0	0	LF	10.65	10.65	100	2026	2024	3	99	1,792	

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	004800	C	WAREHOUSE	0	0003	CI	0.00	0.00	43,575.00	SF		1.00	1.00	1.00	3.50	3.50	152,512							

REVIEW DATE 01/01/2023 BY CD



85082 COMMERCIAL PARK DR, YULEE

BLD DATE	11/26/2025	KWA	LGL DATE	
XF DATE	11/26/2025	KWA	LAND DATE	
INC DATE			AG DATE	

03/19/2025 DC

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		760,969	
TOTAL MARKET OB/XF VALUE		43,771	
TOTAL LAND VALUE - MARKET		152,512	
TOTAL MARKET VALUE		957,252	
SOH/AGL Deduction		0	
ASSESSED VALUE		957,252	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		957,252	
TOTAL JUST VALUE		957,252	
NCON VALUE		1,734	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		940,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427202	ELEC OTHER	0	01/01/2014
C25050	CO ISSUED	0	09/23/2011
B25050	REMODEL	2,000	08/01/2011
C0922772	CO ISSUED	0	08/01/2009
B22772	REMODEL	120,000	08/01/2009
B0514315	REMODEL	10,000	03/14/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2667/328	9/14/2023	WD Q	I	I	01
					SALE PRICE
					1,100,000
GRANTOR: SECOND AMENDMENT INC					
GRANTEE: AT LEVEL UP LLC					
1639/0749	9/04/2009	WD Q	I	I	01
					504,000
GRANTOR: HOLLAND-ZELL PARTNERS					
GRANTEE: SECOND AMENDMENT IN					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25AOF=[YR=2005] W44BAS=[YR=2005]
W6BAS=[YR=2004] W50S80PTO=[YR=2004] S5E50
N5W50\$E26AOF=[YR=2005] E24N60W24S60\$
N60E24N20\$S12E6N12\$S12W6S68E50 N80\$S80E25N80\$.

Total Acres: 1.00 Total Land Value: 152,512 Market: 0 Agricultural: 0 Common: 152,512 PRINTED 07/09/2026 BY SYS