LOT 8
ESMT OR 1201/1145
US 17 COMMERICAL PARK PB 6/259

MAGSMA LLC
95148 BLUE LANE
FERNANDINA BEACH, FL 32034

2026

42-2N-27-438U-0008-0000

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	7,722
TOTAL LAND VALUE - MARKET	154,000
TOTAL MARKET VALUE	161,722
SOH/AGL Deduction	9,040
ASSESSED VALUE	152,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,682
TOTAL JUST VALUE	161,722
NCON VALUE	7,722
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0338	12/27/2021	SW	Q	V	01	102,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: MAGSMA LLC						
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	0476	VF 6 SBPL	0	0	0	0	225.00	LF	32.00	32.00	100	2026	2024		99	7,128	
2	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2026	2024		99	594	

LAND DESCRIPTION

TOTAL OB/XF 7,722

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	44,000.00	SF		1.00	1.00	1.00	3.50	3.50	154,000							

REVIEW DATE 11/26/2025 BY KWA Total Acres: 1.01 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 07/09/2026 BY SYS