BLOCK 2 TRACTS A B & C
(EX TRACT D)
YULEE HEIGHTS SUB PB 3/47A

FORSHEE INVESTMENTS LLC
850548 US HWY 17
YULEE, FL 32097

2026

42-2N-27-4400-0002-000A

BUILDING CHARACTERISTICS

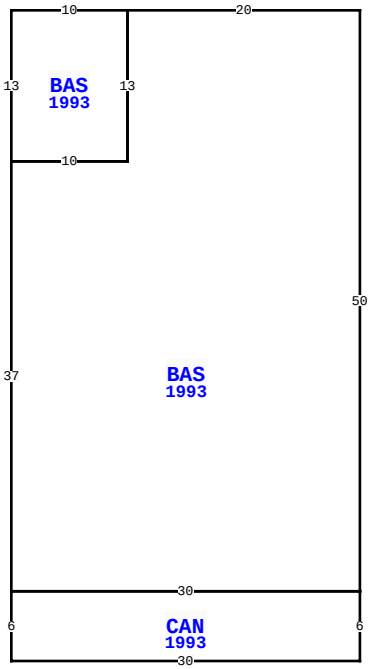
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		10 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100	1993	130	24,501
BAS	1,370	100	1993	1,370	258,199
CAN	180	30	1993	54	10,177
TOTALS	1,680			1,554	292,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,554	141.8844	211.76	329,075	1978	2010	0	0	0	11.00	89.00

1 OFFICE 0% - 2025 Heated Area: 1500 HX Base Yr



850548 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	292,877
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	126,000
TOTAL MARKET VALUE	427,877
SOH/AGL Deduction	0
ASSESSED VALUE	427,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,877
TOTAL JUST VALUE	427,877
NCON VALUE	68,892
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,608

ALSO OWNS ADJCNT (VACANT) PRCL 42-2N-27-4400-0002-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004432	INTERIOR REMODEL	25,000	04/25/2025
E23822	ELEC OTHER	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/333	12/18/2024	WD	Q	I	05	565,000
GRANTOR: MCCORMICK PAULA RENEE						
GRANTEE: FORSHEE INVESTMENTS						
1246/1229	7/19/2004	WD	Q	I	01	100
GRANTOR: MCCORMICK WILLIAM & L						
GRANTEE: SLAYTON PAULA MCCOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,0] S13 W10 S37 E30 N50 W20 $
CAN=[YR=1993;ORIG=-30,50] S6 E30 N6 W30 $
BAS=[YR=1993;LABEL=storage;ORIG=-20,0] W10 S13 E10 N13 $
.

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	0803	ASPHALT C	0	0	0	0	3,800.00	SF	2.00	2.00	100	1980	1980	3	50	3,800	
8	0097	AWNING CN	0	0	20	4	80.00	SF	65.00	65.00	100	2026	2025		100	5,200	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	002500	C	SRVC SHOPS	0	0004	CI	120.00	200.00	24,000.00	SF		1.00	1.00	1.00	4.25	4.25	102,000							
2	000100	C	RES	0		RSF-2	100.00	120.00	12,000.00	SF		1.00	1.00	1.00	2.00	2.00	24,000							

REVIEW DATE 11/18/2025 BY KW Total Acres: 0.55 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS