

BLOCK 2 TRACT E
IN OR 1566/332
YULEE HEIGHTS SUB PB 3/47A

CARTER THOMAS S & KIMBERLY D/
PO BOX 239
YULEE, FL 32041-0239

2026

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



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 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	8 100
Frame	05 STEEL 100
Story Height	13 100
RMS	4 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	2700 VEH SALE/REPAIR

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,200	185	1993	2,220	111,685
AOF	170	185	2008	314	15,797
BAS	1,830	100	1993	1,830	92,065
FOP	520	50	2024	260	13,080
UAT	1,419	10	2008	142	7,144

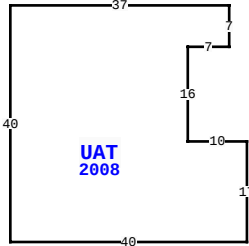
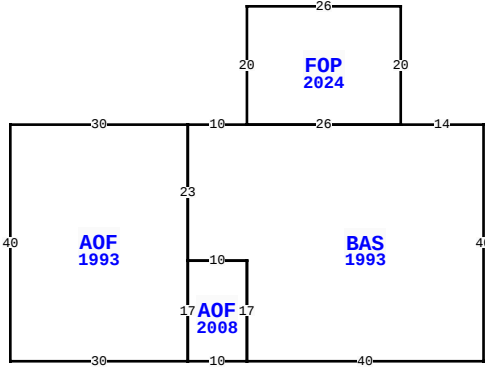
TOTALS	5,139			4,766	239,770
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	5,336.00	SF	4.00
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00
3	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
6	0424	CL FNC 6'	0	0	0	0	614.00	LF	20.00
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00
8	0681	POLE SHED	0	0	30	8	240.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0	0004	CI	105.00	300.00	31,500.00

REVIEW DATE	04/10/2024	BY	KWA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2704	06	4,766	90.5634	91.47	435,946	1985	1995	0	0
1 VEH SALE/R 0% - 0									
Heated Area: 3342									
HX Base Yr									



850540 US HWY 17, YULEE	BLD DATE	LGL DATE	05/11/2026	DC
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	0	0	0	5,336.00	SF	4.00	4.00	100	1985	1985	3	41	8,751	
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00	1,265.00	100	2000	2000	3	45	2,277	
3	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2000	2000	3	45	304	
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1985	1985	3	20	480	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	69	207	
6	0424	CL FNC 6'	0	0	0	0	614.00	LF	20.00	20.00	100	2008	2008	3	69	8,473	
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2008	2008	3	69	242	
8	0681	POLE SHED	0	0	30	8	240.00	SF	15.00	15.00	100	2010	2010	3	52	1,872	

TOTAL OB/XF									
22,606									

Market:	0	Agricultural:	0	Common:	133,875
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		239,770	
TOTAL MARKET OB/XF VALUE		22,606	
TOTAL LAND VALUE - MARKET		133,875	
TOTAL MARKET VALUE		396,251	
SOH/AGL Deduction		3,805	
ASSESSED VALUE		392,446	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		392,446	
TOTAL JUST VALUE		396,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,792	

SOME GLASS FRONT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1566/0332	5/13/2008	WD	Q	I		450,000	
GRANTOR: JOHNSON SAMUEL E							
GRANTEE: CARTER THOMAS S & K							
0618/1126	2/07/1991	WD	Q	I	05	87,500	
GRANTOR: FLEET FINANCE & MORT							
GRANTEE: JOHNSON SAMUEL E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W14 W26 W10 S23 E10 S17 E40 N40 \$									
UAT=[YR=2008;ORIG=-80,50] S40 E40 N17 W10 N16 E7 N7 W37 \$									
AOF=[YR=1993;ORIG=-50,0] W30 S40 E30 N17 N23 \$									
AOF=[YR=2008;ORIG=-50,40] E10 N17 W10 S17 \$									
FOP=[YR=2024;ORIG=-40,0] E26 N20 W26 S20 \$									