PT OF LOTS 3 & 4
IN OR 2713/1813
YULEE FARMS SUB 1 PB 2/37

HEDGES NORTH LLC
85545 AVANT RD
YULEE, FL 32097

2026

42-2N-27-4500-0003-0000

BUILDING CHARACTERISTICS

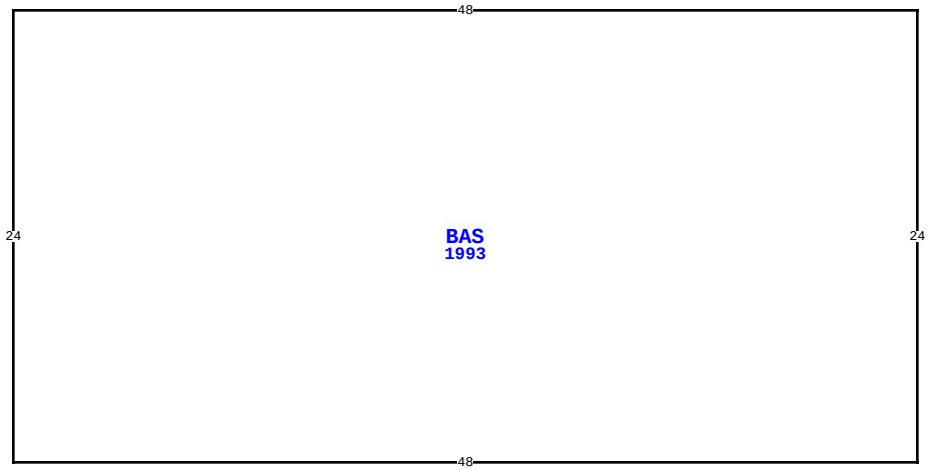
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
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	1,152	100	1993	1,152	116,002
TOTALS	1,152			1,152	116,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,152	85.0500	125.87	145,002	1993	2003	0	0	0	20.00	80.00

1 RETAILSTOR 0% - 2025 Heated Area: 1152 HX Base Yr



850418 US HWY 17, YULEE

BLD DATE	09/03/2020	KK	LGL DATE		
XF DATE	09/03/2020	KK	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	116,002
TOTAL MARKET OB/XF VALUE	41,800
TOTAL LAND VALUE - MARKET	308,422
TOTAL MARKET VALUE	466,224
SOH/AGL Deduction	0
ASSESSED VALUE	466,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,224
TOTAL JUST VALUE	466,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995640	TEMP POLE	6,282	02/01/1999
B985493	REMODEL	25,000	10/01/1998
8788	XFOB	41,472	03/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1813	5/23/2024	QC	U	I	11	100
GRANTOR: LOREN DEVELOPMENT INC						
GRANTEE: HEDGES NORTH LLC						
2228/0974	9/26/2018	WD	Q	I	02	260,000
GRANTOR: MCLEOD LUTHER M & NOR						
GRANTEE: LOREN DEVELOPMENT I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	0812	CONCRETE C	0	0	0	0	4,040.00	SF	4.00	4.00	100	1993	1993	3	62	10,019	
2	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1995	1995	3	74	148	
3	0812	CONCRETE C	0	0	0	0	1,210.00	SF	4.00	4.00	100	2012	2012	3	91	4,404	
4	0400	CONC CURB	0	0	0	0	20.00	LF	15.00	15.00	100	1993	1993	3	70	210	
5	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,166.25	1,166.25	100	2000	2000	3	45	1,574	
6	0975	ST LT/ARM	0	0	0	0	3.00	UT	375.00	375.00	100	2000	2000	3	45	506	
7	0423	CL FNC 5'	0	0	0	0	488.00	LF	6.85	6.85	100	2014	2014	3	83	2,775	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2014	2014	3	83	996	
9	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	2019	2019	3	84	21,168	

LAND DESCRIPTION

TOTAL OB/XF 41,800

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	001100	C	STORE 1FLR	0	0004	CI	361.00	200.00	72,570.00	SF		1.00	1.00	1.00	4.25	4.25	308,422							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.67 Total Land Value: 308,422 Market: 0 Agricultural: 0 Common: 308,422 PRINTED 07/09/2026 BY SYS