PT OF LOT 3
IN OR 2864/1366
YULEE FARMS UNIT 1 PB 2/37

LOREN DEVELOPMENT INC
850390 US HWY 17
YULEE, FL 32097

2026

42-2N-27-4500-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

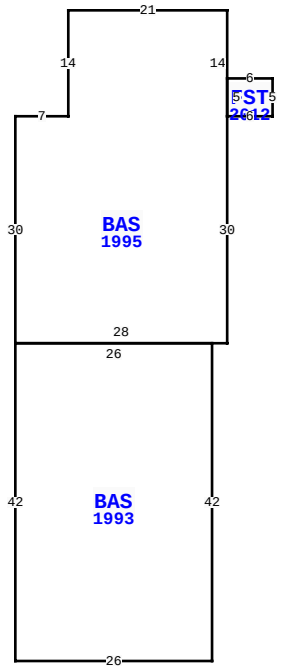
DOR CODE 1700 OFFICE BUILDINGS
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	110,893
BAS	1,134	100	1995	1,134	115,158
FST	30	50	2012	15	1,523
TOTALS	2,256			2,241	227,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,241	90.7200	135.40	303,431	1980	2000	0	0	0	25.00	75.00

1 OFFICE 0% - 0 Heated Area: 2226 HX Base Yr



BLD DATE	09/03/2020	KK	LGL DATE
XF DATE	09/03/2020	KK	LAND DATE 05/11/2026 DC
INC DATE			AG DATE

850426 US HWY 17, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,573
TOTAL MARKET OB/XF VALUE	6,782
TOTAL LAND VALUE - MARKET	98,175
TOTAL MARKET VALUE	332,530
SOH/AGL Deduction	182,778
ASSESSED VALUE	149,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,752
TOTAL JUST VALUE	332,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z981054	OTHER	0	10/01/1998
95-0304	REPAIR/RRF	600	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2864/1366	4/29/2026	WD	Q	I	01	390,000
GRANTOR: SAVEDOFF STUART						
GRANTEE: LOREN DEVELOPMENT I						
2735/1220	8/26/2024	PR	U	I	19	100
GRANTOR: WEIR JUSTIN C AS PR O						
GRANTEE: WEIR JUSTIN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W21 S14 W7 S30 BAS=[YR=1993] S42 E26 N42 W26$
E28 N30 FST=[YR=2012] E6 N5 W6 S5$N14$.

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	0810	CONCRETE A	0	0	0	0	166.00	SF	6.50	6.50	100	1985	1985	3	41	442	
2	0811	CONCRETE B	0	0	0	0	880.00	SF	5.20	5.20	100	1992	1992	3	59.5	2,723	
3	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	100	1993	1993	3	70	420	
4	0803	ASPHALT C	0	0	0	0	1,890.00	SF	1.80	1.80	100	1995	1995	3	50	1,701	
5	0505	FLAGPOLE A	0	0	0	0	16.00	LF	50.00	50.00	100	2005	2005	3	21	168	
6	0443	STK FNC 6'	0	0	0	0	14.00	LF	10.00	10.00	100	2011	2011	3	40	56	
7	0443	STK FNC 6'	0	0	0	0	136.00	LF	10.00	10.00	100	1990	1990	3	20	272	
8	0422	CL FNC 4'	0	0	0	0	310.00	LF	15.00	15.00	100	1980	1980	3	20	930	
9	0443	STK FNC 6'	0	0	0	0	32.00	LF	10.00	10.00	100	2006	2006	3	22	70	

LAND DESCRIPTION

TOTAL OB/XF 6,782

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	001700	C	1STORY OFF	0	0004	CI	109.00	200.00	23,100.00	SF		1.00	1.00	1.00	4.25	4.25	98,175							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.53 Total Land Value: 98,175 Market: 0 Agricultural: 0 Common: 98,175 PRINTED 07/09/2026 BY SYS