

S150 FT OF W300 FT OF LOT 1
OF YULEE FARMS UNIT 4 PBK 3/32
& N1/2 LOT 9 OF SUB OF

SET FREE NASSAU INC/
P O BOX 516
YULEE, FL 32041

2026

42-2N-27-4600-0001-0020



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	17	CB STUCCO	50
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	70
Roof Cover	02	ROLL COMP	30
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	70
Interior Floo	07	CORK/VTILE	30
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Fixtures		35	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		11	100
Units		11	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	7100	CHURCHES	
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	3,359	100	1993	3,359	65,071
CAN	1,088	30	1993	326	6,315
TOTALS	4,447			3,685	71,386

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	9,170.00	SF	2.00	2.00	
2	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	
3	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	
5	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	
6	1123	CB 8"	0	0	50	2	100.00	SF	6.15	6.15	
7	0648	LIGHTS-AV	0	0	0	0	3.00	UT	140.00	140.00	
8	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	
9	0443	STK FNC 6'	0	0	0	0	7.00	LF	10.00	10.00	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007100	C	CHURCH	0	0004	CG	0.00	0.00	67,080.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3901	07	3,685	101.9597	96.86	356,929	1952	1952	0	0	0 80.00	20.00
1	MOTEL	0%	0								
Heated Area: 3359 HX Base Yr											
BLD DATE	02/04/2020	KK	LGL DATE								
XF DATE			LAND DATE	05/11/2026	DC						
INC DATE			AG DATE								

TOTAL OB/XF											
11,603											
BLD DATE	02/04/2020	KK	LGL DATE								
XF DATE			LAND DATE	05/11/2026	DC						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		118,936	
TOTAL MARKET OB/XF VALUE		40,490	
TOTAL LAND VALUE - MARKET		285,090	
TOTAL MARKET VALUE		444,516	
SOH/AGL Deduction		108,647	
ASSESSED VALUE		335,869	
TOTAL EXEMPTION VALUE		02	335,869
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		444,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		423,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003112	XFOB - SHED	27,532	06/26/2018
5768	REMODEL	3,300	05/30/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1911/0580	3/31/2014	WD U	I	37	
GRANTOR: ROUTE 17S LLC					
GRANTEE: SET FREE NASSAU INC					
1770/1688	12/01/2011	WD U	I	11	100
GRANTOR: WEATHERS J MICHAEL LI					
GRANTEE: ROUTE 17S LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 S2 W50 N11 W21 S11 W6 S8 W33 S22 W10 S10 E10 S10 E14 CAN=[YR=1993] E8 N20 E108 N8 W116 S28\$ N28 E116 N24\$.											

[illegible]