



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	25	MOD METAL 100	4803	06	12,417	173.6956	82.51	1,024,527	2023	2023	0	0	0	1.00	99.00	STANDARD															
Roof Structur	10	STEEL FRME 100	1 STOR WAREH 0% - 2024														Heated Area: 10386														
Roof Cover	04	BUILT-UP 100															HX Base Yr														
Interior Wall	01	MINIMUM 84																													
Interior Wall	05	DRYWALL 16																													
Interior Floo	03	CONC FINSH 100																													
Ceiling	04	NONE 84																													
Ceiling	02	F.NOT SUS 16																													
Air Condition	01	NONE 84																													
Air Condition	03	CENTRAL 16																													
Heating Type	01	NONE 84																													
Heating Type	04	AIR DUCTED 16																													
Fixtures	8	100																													
Frame	05	STEEL 100																													
Story Height		35 100																													
RMS		6 100																													
Occupancy	00	OWNER OCC 100																													
Quality	05	Quality Level 05																													
DOR CODE	4800 WAREHOUSE-STORAGE																														
MAP NUM																	MKT AREA 04														
NEIGHBORHOOD/LOC	4051.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
AOF	1,860	185	2024	3,441	281,078																										
BAS	8,340	100	2024	8,340	681,252																										
CAN	1,500	30	2024	450	36,759																										
UAT	1,860	10	2024	186	15,194																										
TOTALS 13,560																12,417,014,282															
EXTRA FEATURES																850716 US HWY 17, YULEE															
																BLD DATE 06/11/2024 REA LGL DATE															
																XF DATE LAND DATE															
																INC DATE AG DATE															
																05/11/2026 DC															
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	0803	ASPHALT C	1	0	0	0	13,939.00	SF	2.00	2.00	100	2024	2023		88	24,533															
2	0812	CONCRETE C	1	0	0	0	1,742.00	SF	4.00	4.00	100	2024	2023		99	6,898															
3	0400	CONC CURB	1	0	0	0	636.00	LF	15.00	15.00	100	2024	2023		99	9,445															
4	0425	CL FNC 8'	1	0	0	0	132.00	LF	10.65	10.65	100	2024	2023		98	1,378															
5	0463	FENCE GATE	1	0	0	0	4.00	UT	300.00	300.00	100	2024	2023		98	1,176															
6	0466	FNC GT 20'	1	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		98	588															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
1	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	109,746.00	SF		1.00	1.00	1.00	4.25	4.25	466,420														
2	009605	C	WETLANDS	0	0004	CI	0.00	0.00	1.12	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,120														
REVIEW DATE 10/30/2024 BY DC																															
Total Acres: 3.63																															
Total Land Value: 467,540																															
Market: 0																															
Agricultural: 0																															
Common: 467,540																															
PRINTED 07/09/2026 BY SYS																															

VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										1,014,282									
TOTAL MARKET OB/XF VALUE										44,018									
TOTAL LAND VALUE - MARKET										467,540									
TOTAL MARKET VALUE										1,525,840									
SOH/AGL Deduction										0									
ASSESSED VALUE										1,525,840									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										1,525,840									
TOTAL JUST VALUE										1,525,840									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										1,461,787									
PERMIT NUM										DESCRIPTION									
22006251										NEW CONSTR									
AMT										ISSUED									
1,395,720										04/21/2022									
SALES DATA																			
OFF RECORD Number										DATE									
2414/1514										12/08/2020									
TYPE INST										Q U									
V I										R S N									
CD										CD									
250,000										SALE PRICE									
GRANTOR: VONNOH JOHN W SR & DO																			
GRANTEE: E THREE TWENTY-TWEN																			
0557/0002										11/15/1988									
WD Q V										42,500									
GRANTOR: BLACKMON HARRY L																			
GRANTEE: VONNOH & FERREIRA																			
BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2024;ORIG=51,0] E139 S60 W139 N60 \$																			
AOF=[YR=2024;ORIG=20,0] E31 S60 W31 N60 \$																			
CAN=[YR=2024;ORIG=190,0] E25 S60 W25 N60 \$																			
UAT=[YR=2024;ORIG=90,80] E31 S60 W31 N60 \$																			