TRACT 6
PT OR 1378/760
YULEE SOUTH PB 5/224

MH LAND LEASE LLC
600 PACKARD COURT
SAFETY HARBOR, FL 34695

2026

42-2N-27-4607-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	498,644
TOTAL MARKET VALUE	498,644
SOH/AGL Deduction	72,512
ASSESSED VALUE	426,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,132
TOTAL JUST VALUE	498,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,350

ALSO SEE ADJCNT LOT: 42-2N-27-4607-0005-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2551/0570	3/31/2022	WD	U	V	11	100
GRANTOR: W R J SALES INC						
GRANTEE: MH LAND LEASE LLC						
1378/0760	1/03/2006	WD	U	I	21	750,000
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: W R J SALES INC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	117,175.00	SF		1.00	1.00	1.00	4.25	4.25	497,994							
2	009600	C	WASTELAND	0	0004	CI	0.00	0.00	1.04	AC		1.00	1.00	0.25	2,500.00	625.00	650							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 1.04 Total Land Value: 498,644 Market: 0 Agricultural: 0 Common: 498,644 PRINTED 07/09/2026 BY SYS