TRACT 14
YULEE SOUTH PB 5/224

**PETERS SHELIA/BARBREE ALICIA**
3052 HAVENGATE DR
GREEN COVE SPRINGS, FL 32043

**2026**

**42-2N-27-4607-0014-0000**

## 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 | 355,375 |
| TOTAL MARKET VALUE | 355,375 |
| SOH/AGL Deduction | 242,752 |
| ASSESSED VALUE | 112,623 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 112,623 |
| TOTAL JUST VALUE | 355,375 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 334,510 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| Z01407 | OTHER | 0 | 08/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2826/1916 | 11/03/2025 | QC | U | V | 11 | 100 |
| GRANTOR: PETERS SHELIA | | | | | | |
| GRANTEE: PETERS SHELIA | | | | | | |
| 0786/1543 | 3/10/1997 | WD | Q | V | | 30,000 |
| GRANTOR: BLACKMON HARRY L & | | | | | | |
| GRANTEE: PETERS SHELIA | | | | | | |

### 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 | 208,650.00 | SF | | 1.00 | 0.40 | 0.40 | 4.25 | 1.70 | 354,705 | | | | | | | |
| 2 | 009400 | C | RIGHT-OF-WAY | 0 | | CI | 0.00 | 0.00 | 0.67 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 670 | | | | | | | |

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.67 Total Land Value: 355,375 Market: 0 Agricultural: 0 Common: 355,375 PRINTED 07/09/2026 BY SYS