PT E WATERMAN MILL GRANT
SEC'S 44-2N-27E & 50-3N-27E
IN OR 987/153 & OR 1044/1711

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

44-2N-27-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

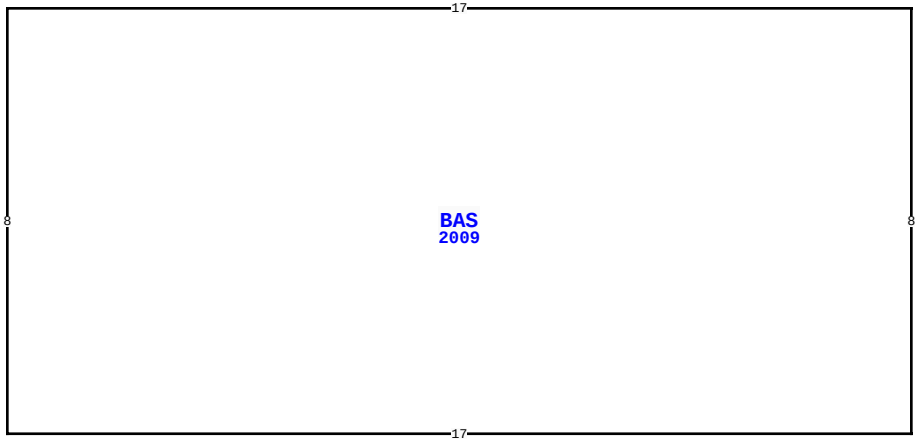
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100	2009	136	14,880
TOTALS	136			136	14,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	136	72.7650	130.25	17,714	2009	2009	0	0	0	16.00	84.00

1 RSTRM BLDG 0% - 0 Heated Area: 136 HX Base Yr



463039 SR 200, YULEE

BLD DATE	10/11/2018	KK	LGL DATE	05/08/2026	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		14,880
TOTAL MARKET OB/XF VALUE		40,418
TOTAL LAND VALUE - MARKET		470,700
TOTAL MARKET VALUE		525,998
SOH/AGL Deduction		69,327
ASSESSED VALUE		456,671
TOTAL EXEMPTION VALUE	03	456,671
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		525,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19910	CO ISSUED	35,000	05/01/2007
B19910	NEW CONSTR	35,000	05/01/2007
E19323	ELEC OTHER	0	05/01/2007
C19223	CO ISSUED	225,000	12/01/2006
B19223	NEW CONSTR	225,000	12/01/2006
R09974	REPAIR/RRF	1,600	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/0153	5/17/2001	WD	Q	V		133,000

GRANTOR: FLOOD LOUISE OWENS
GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 S8 E17 N8$.

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	0416	DUNEWALKS	0	0	0	0	3,328.00	SF	30.00	30.00	100	2009	2009	3	31	30,950	
2	0811	CONCRETE B	0	0	24	22	528.00	SF	5.20	5.20	100	2009	2009	3	88	2,416	
3	0812	CONCRETE C	0	0	0	0	1,275.00	SF	4.00	4.00	100	2009	2009	3	88	4,488	
4	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	2009	2009	3	31	484	
5	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	2009	2009	3	31	484	
6	0350	CARPORT WD	0	0	12	10	120.00	SF	13.00	13.00	100	2009	2009	3	31	484	
7	0350	CARPORT WD	0	0	12	11	132.00	SF	13.00	13.00	100	2009	2009	3	31	532	
8	0350	CARPORT WD	0	0	12	12	144.00	SF	13.00	13.00	100	2009	2009	3	31	580	

LAND DESCRIPTION

TOTAL OB/XF 40,418

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	008600	C	COUNTY	0	0004	OR	0.00	0.00	5.23	AC		1.00	1.00	1.00	90,000.00	90,000.00	470,700							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 5.23 Total Land Value: 470,700 Market: 0 Agricultural: 0 Common: 470,700 PRINTED 07/09/2026 BY SYS