UNIT 401
THE OFFICES AT VILLAGE CENTER,
A CONDOMINIUM OR 2577/534

KELSEY SHAY INSURANCE AGENCY INC
86058 ST PETER BLVD
YULEE, FL 32097

2026

44-2N-27-1115-0401-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Location	EXTERIOR	EXTERIOR 100
View Lucrative	COMMERCIAL	COMMERCIAL 100
Desirability	OFFICE	OFFICE 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0490	LAND CONDO
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,695			2,695	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0111500		2,695				2025	2025	0	0	0		

1 CONDO 0% - 2026 HX Base Yr

57 HOMEGROWN WAY 401, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	512,050
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	512,050
SOH/AGL Deduction	0
ASSESSED VALUE	512,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,050
TOTAL JUST VALUE	512,050
NCON VALUE	512,050
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260002360		563,308	03/05/2026
B250011649	TENANT IMPROVEMEN	563,308	10/20/2025
B240008460	NEW CONSTR - SHEL	927,409	07/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2815/1315	9/12/2025	SW	Q	V	01	633,400

GRANTOR: SS NASSAU LLC
GRANTEE: KELSEY SHAY INSURAN

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

REVIEW DATE 01/23/2026 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS