LOTS 26 27 & 28
OR 199 PG 219
NORTH YULEE PB 2/26

YULEE LIONS CLUB HOLDING CORP INC
C/O LISA SANDBORN (FIRST FED), 1891 S 14TH ST
FERNANDINA BEACH, FL 32034

2026

50-3N-27-4720-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

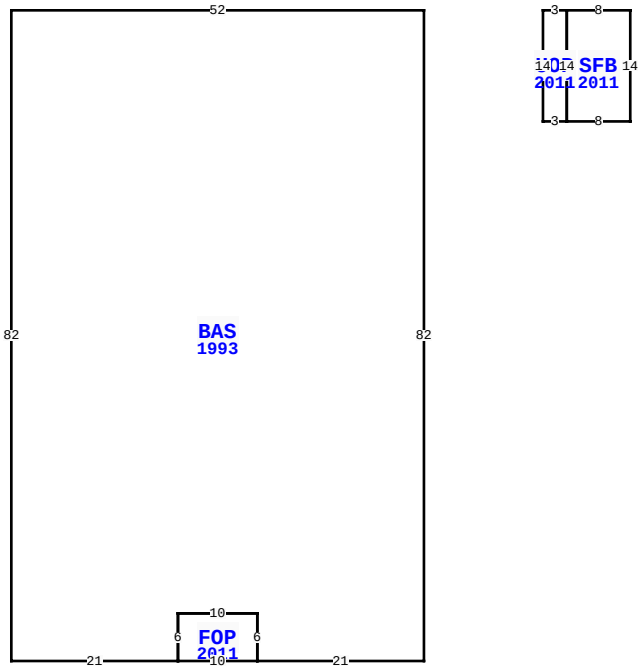
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,204	100	1993	4,204	254,534
FOP	60	30	2011	18	1,090
SFB	112	80	2011	90	5,449
UOP	42	20	2011	8	484
TOTALS	4,418			4,320	261,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	4,320	67.6710	76.64	331,085	1983	1983	0	0	0	21.00	79.00

1 CLUB HOUSE 0% - 0 Heated Area: 4294 HX Base Yr



851023 US HWY 17, YULEE

BLD DATE	11/08/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,557
TOTAL MARKET OB/XF VALUE		8,733
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		461,540
SOH/AGL Deduction		18,342
ASSESSED VALUE		443,198
TOTAL EXEMPTION VALUE	10	443,198
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		461,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013107	STAND UP SIGN "YU	4,500	12/01/2025
2515	H/AC	4,000	04/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0199/0219	1/01/1975	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S82 E21 FOP=[YR=2011] E10 N6 W10 S6$ N6 E10 S6 E21 N82$ PTR=E15 UOP=[YR=2011] E3 SFB=[YR=2011] E8 S14 W8 N14$ S14 W3 N14$ W15$.

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	0940	SHEDS/PORT	0	0	8	9	72.00	SF	20.10	20.10	100	1985	1985	3	20	289	
2	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1985	1985	3	20	768	
3	0811	CONCRETE B	0	0	28	30	840.00	SF	5.20	5.20	100	1983	1983	3	35	1,529	
4	0810	CONCRETE A	0	0	0	0	287.00	SF	6.50	6.50	100	1983	1983	3	35	653	
5	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1983	1983	3	100	300	
6	0423	CL FNC 5'	0	0	0	0	1,557.00	LF	6.85	6.85	100	1990	1990	3	25	2,666	
7	0810	CONCRETE A	0	0	0	0	98.00	SF	6.50	6.50	100	1983	1983	3	35	223	
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1990	1990	3	25	225	
9	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1990	1990	3	26	658	
10	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	26	404	

TOTAL OB/XF 7,715

LAND DESCRIPTION

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	007700	C	CLUB	0	0004	CG	300.00	150.00	45,000.00	SF		1.00	1.00	1.00	4.25	4.25	191,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 07/09/2026 BY SYS

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GRANTEE:

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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
11	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1990	1990	3	26	130	
12	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1983	1983	3	20	90	
13	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	25	113	
14	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2009	2009	3	48	374	
15	0820	WOOD WALK	0	0	11	3	33.00	SF	11.75	11.75	100	1990	1990	3	40	155	
16	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	2009	2009	3	48	156	

TOTAL OB/XF 1,018

LAND DESCRIPTION

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 07/09/2026 BY SYS