LOT 51 & S-2 OF LOT 50
IN OR 2622/363
NORTH YULEE PB 2/26

OPES INVESTMENT CORP LLC
2153 PEBBLE BEACH WAY #203
FERNANDNA BEACH, FL 32034

2026

50-3N-27-4720-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

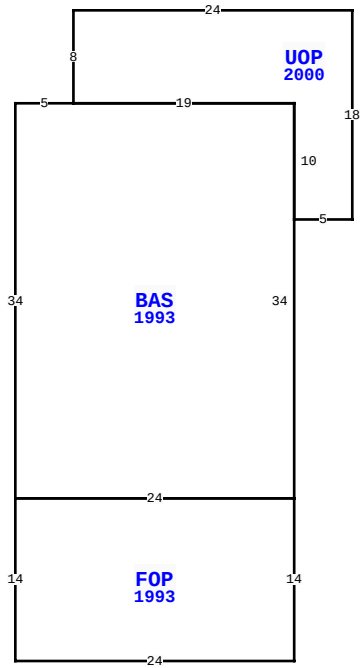
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	151,459
FOP	336	30	1993	101	18,746
UOP	242	20	2000	48	8,909
TOTALS	1,394			965	179,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	965	132.3000	197.46	190,549	1938	2015	0	0	0	6.00	94.00

1 OFFICE 0% - 2024 Heated Area: 816 HX Base Yr



850973 US HWY 17, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	179,116
TOTAL MARKET OB/XF VALUE	10,061
TOTAL LAND VALUE - MARKET	106,004
TOTAL MARKET VALUE	295,181
SOH/AGL Deduction	0
ASSESSED VALUE	295,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,181
TOTAL JUST VALUE	295,181
NCON VALUE	8,640
INCOME VALUE	263798
PREVIOUS YEAR MKT VALUE	263,798

VOODOO SHRIMP SHACK/ SEAFOOD MARKET & TAKEOUT _ WI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009982	NEW COM BLDG- SHE	19,065	09/05/2025
E996220	CHNGE SRVC	100	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/0363	2/28/2023	WD	Q	I	01	325,000
GRANTOR: KELLY TOURS PROPERTY						
GRANTEE: OPES INVESTMENT COR						
2484/0031	7/30/2021	WD	Q	I	02	200,000
GRANTOR: CRITTENDEN CHARLES CU						
GRANTEE: KELLY TOURS PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W24 S8 BAS=[YR=1993] W5 S34 FOP=[YR=1993] S14 E24 N14 W24$ E24 N34 W19$ E19 S10 E5 N18$.

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	0810	CONCRETE A	0	0	0	0	438.00	SF	6.50	6.50	100	1970	1970	3	20	569	
2	0812	CONCRETE C	0	0	0	0	1,065.00	SF	4.00	4.00	100	1970	1970	3	20	852	
3	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2026	2025		100	8,640	

LAND DESCRIPTION

TOTAL OB/XF 10,061

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	001700	C	1STORY OFF	0		CG	0.00	0.00	16,628.00	SF		1.00	1.00	1.50	4.25	6.38	106,004							

REVIEW DATE 01/21/2026 BY KW Total Acres: 0.00 Total Land Value: 106,004 Market: 0 Agricultural: 0 Common: 106,004 PRINTED 07/09/2026 BY SYS