LOTS 67 & S1/2 OF 97 &
SE 17.10 FT OF 68 &
SE 17.10 FT OF NW1/2 OF 97

MCGRATH COMMERCIAL PROPERTIES
95181 POINT SEYMORE TRAIL
FERNANDINA BEACH, FL 32034

2026

50-3N-27-4720-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

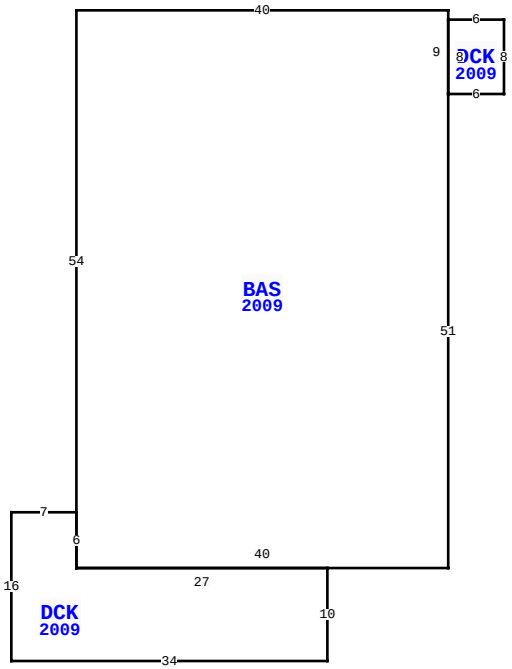
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2009	2,400	136,714
DCK	48	10	2009	5	285
DCK	382	10	2009	38	2,165
TOTALS	2,830			2,443	139,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	2,443	110.7225	94.94	231,938	2009	2009	0	0	0	40.00	60.00

1 MH OFFICE 0% - 0 Heated Area: 2400 HX Base Yr



850970 US HWY 17, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	05/11/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	247,739
TOTAL MARKET OB/XF VALUE	63,755
TOTAL LAND VALUE - MARKET	184,718
TOTAL MARKET VALUE	496,212
SOH/AGL Deduction	80,970
ASSESSED VALUE	415,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,242
TOTAL JUST VALUE	496,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326969	CO ISSUED	0	06/13/2013
C22667	CO ISSUED	0	12/14/2009
E22249	ELEC OTHER	0	11/01/2009
E0922169	ELEC OTHER	2,000	10/01/2009
P0913964	OTHER	0	10/01/2009
E22136	ELEC OTHER	2,000	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/0633	12/09/2008	WD	Q	V		130,000
GRANTOR: ISLE OF PALMS LC						
GRANTEE: MCGRATH COMMERCIAL						
0861/0368	12/31/1998	WD	Q	V		51,500
GRANTOR: MIXON JAMES C & FRANC						
GRANTEE: ISLE OF PALMS LC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 S54 DCK=[YR=2009] W7 S16 E34 N10 W27 N6$ S6 E40 N51 DCK=[YR=2009] E6 N8 W6 S8$ N9$.

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	0812	CONCRETE C	0	0	0	0	6,595.00	SF	4.00	4.00	100	2009	2009	3	88	23,214	
2	0811	CONCRETE B	0	0	0	0	822.00	SF	5.20	5.20	100	2009	2009	3	88	3,761	
3	0400	CONC CURB	0	0	0	0	370.00	LF	15.00	15.00	100	2009	2009	3	91	5,051	
4	0097	AWNING CN	0	0	0	0	13.00	SF	65.00	65.00	100	2009	2009	3	48	406	
5	0810	CONCRETE A	0	0	16	9	144.00	SF	6.50	6.50	100	2009	2009	3	88	824	
6	0424	CL FNC 6'	0	0	0	0	38.00	LF	20.00	20.00	100	2009	2009	3	72	547	
7	0810	CONCRETE A	0	0	10	9	90.00	SF	6.50	6.50	100	2009	2009	3	88	515	
8	0424	CL FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2009	2009	3	72	403	
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2009	2009	3	72	864	
10	0424	CL FNC 6'	0	0	0	0	404.00	LF	20.00	20.00	100	2009	2009	3	72	5,818	

TOTAL OB/XF 41,403

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	001901	C	MEDICAL OF	0	0004	CG	0.00	0.00	43,463.00	SF		1.00	1.00	1.00	4.25	4.25	184,718							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 184,718 Market: 0 Agricultural: 0 Common: 184,718 PRINTED 07/09/2026 BY SYS

LOTS 67 & S1/2 OF 97 &
SE 17.10 FT OF 68 &
SE 17.10 FT OF NW1/2 OF 97

MCGRATH COMMERCIAL PROPERTIES
95181 POINT SEYMORE TRAIL
FERNANDINA BEACH, FL 32034

2026

50-3N-27-4720-0067-0000

BUILDING CHARACTERISTICS

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Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

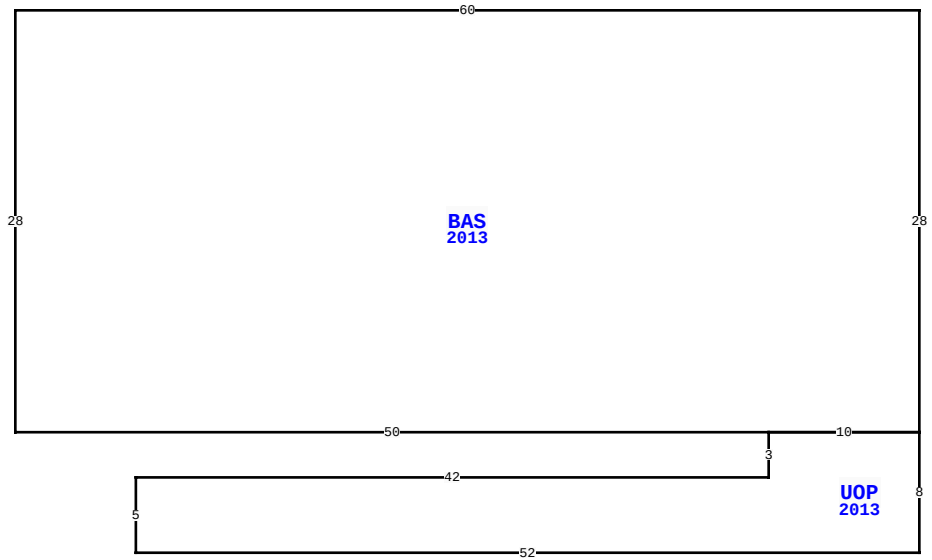
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2013	1,680	104,953
UOP	290	20	2013	58	3,623
TOTALS	1,970			1,738	108,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,738	107.1315	91.87	159,670	2013	2013	0	0	0	32.00	68.00

2 MH OFFICE 0% - 0 Heated Area: 1680 HX Base Yr



850970 US HWY 17, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	05/11/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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TOTAL LAND VALUE - MARKET	184,718
TOTAL MARKET VALUE	496,212
SOH/AGL Deduction	80,970
ASSESSED VALUE	415,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,242
TOTAL JUST VALUE	496,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22667	NEW CONSTR	170,000	07/01/2009
B22668	FOUNDATION	3,500	07/01/2009
C0000047	NEW CONSTR	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/0633	12/09/2008	WD	Q	V		130,000
GRANTOR: ISLE OF PALMS LC						
GRANTEE: MCGRATH COMMERCIAL						
0861/0368	12/31/1998	WD	Q	V		51,500
GRANTOR: MIXON JAMES C & FRANC						
GRANTEE: ISLE OF PALMS LC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S28 E50 UOP=[YR=2013] S3 W42 S5 E52 N8 W10$ E10 N28$.

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	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2009	2009	3	72	5,465	
12	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2009	2009	3	72	1,080	
13	1242	WD DECK A	0	0	0	0	51.00	SF	10.00	10.00	100	2009	2009	3	31	158	
14	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2009	2009	3	88	343	
15	0858	SCULP CONC	0	0	0	0	158.00	SF	13.00	13.00	100	2010	2010	3	97	1,992	
16	1242	WD DECK A	0	0	0	0	47.00	SF	10.00	10.00	100	2013	2013	3	50	235	
17	0810	CONCRETE A	0	0	0	0	455.00	SF	6.50	6.50	100	2013	2013	3	92	2,721	
18	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2013	2013	3	64	333	
19	1242	WD DECK A	0	0	0	0	55.00	SF	10.00	10.00	100	2013	2013	3	50	275	
20	0803	ASPHALT C	0	0	0	0	7,169.00	SF	2.00	2.00	100	2013	2013	3	68	9,750	

TOTAL OB/XF 22,352

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: 184,718 Market: 0 Agricultural: 0 Common: 184,718 PRINTED 07/09/2026 BY SYS