LOTS 77 & 78
NORTH YULEE PB 2/26

EVANS COMMERICIAL HOLDINGS LLC
2169 NATURES GATE CT S
FERNANDINA BEACH, FL 32034

2026

50-3N-27-4720-0077-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	05	ASPH TILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QWERTYCCEW 03

Occupancy			
DOR CODE	1100	STORES, 1 STORY	
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	1,344	100	1993	1,344	153,458
CAN	210	30	2020	63	7,193
CAN	218	30	2022	65	7,422
CAN	200	30	2023	60	6,851
TOTALS	1,972			1,532	174,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,532	102.8632	152.24	233,232	1961	2000	0	0	0	25.00	75.00

1 RETAILSTOR 0% - 2025 Heated Area: 1344 HX Base Yr

851008 US HWY 17, YULEE

BLD DATE	03/11/2025	REA	LGL DATE		
XF DATE	09/03/2020	KK	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	174,924
TOTAL MARKET OB/XF VALUE	3,982
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	306,406
SOH/AGL Deduction	0
ASSESSED VALUE	306,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,406
TOTAL JUST VALUE	306,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7264	REMODEL	1,200	05/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1120	6/07/2024	SW	Q	I	01	340,000
GRANTOR: ROCKET LEASING LLC						
GRANTEE: EVANS COMMERICIAL H						
2572/1888	6/23/2022	WD	U	I	11	100
GRANTOR: BRADLEY ROCKATONIA LY						
GRANTEE: ROCKET LEASING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W9 W39 S28 E48 N28 $
CAN=[YR=2022;ORIG=-48,0] W2 S31 E54 N3 W52 N28 $
CAN=[YR=2020;ORIG=-9,0] N7 W20 W10 S7 E30 $
CAN=[YR=2023;ORIG=-29,-7] E20 N10 W20 S10 $
.

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	1,083.00	SF	4.00	4.00	100	1965	1965	3	20	866	
2	0803	ASPHALT C	0	0	0	0	3,409.00	SF	1.00	1.00	100	1980	1980	3	50	1,705	
3	0098	AWNING MTL	0	0	62	3	186.00	SF	13.00	13.00	100	1992	1992	3	20	484	
4	0810	CONCRETE A	0	0	0	0	479.00	SF	6.50	6.50	100	1965	1965	3	20	623	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	2000	2000	3	45	304	

LAND DESCRIPTION

TOTAL OB/XF 3,982

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	001100	C	STORE 1FLR	0	0004	CG	200.00	150.00	30,000.00	SF		1.00	1.00	1.00	4.25	4.25	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS