

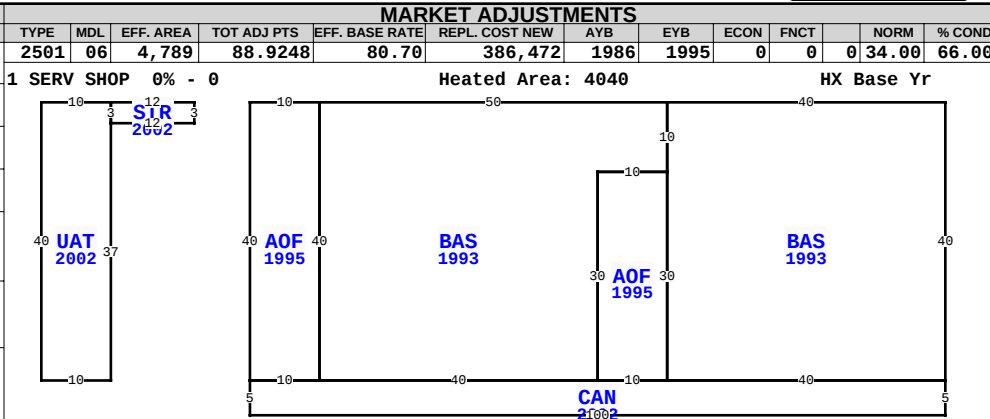


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	8	100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		16 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC					
4051.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	185	1995	555	29,561
AOF	400	185	1995	740	39,414
BAS	1,600	100	1993	1,600	85,219
BAS	1,700	100	1993	1,700	90,545
CAN	500	30	2002	150	7,989
STR	36	10	2002	4	213
UAT	400	10	2002	40	2,130
TOTALS	4,936			4,789	255,072

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	7,883.00	SF	2.00	2.00	100	1986
2	0803	ASPHALT C	0	0	0	1,368.00	SF	2.00	2.00	100	1990
3	0400	CONC CURB	0	0	0	15.00	LF	15.00	15.00	100	1990
4	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	CG	200.00	150.00	30,000.00	SF	1.00



BLD DATE	09/17/2025	KWA	LGL DATE	
XF DATE	09/17/2025	KWA	LAND DATE	
INC DATE			AG DATE	
851026 US HWY 17, YULEE				05/11/2026 DC

TOTAL OB/XF											
9,475											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	255,072		
TOTAL MARKET OB/XF VALUE	9,475		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	392,047		
SOH/AGL Deduction	47,369		
ASSESSED VALUE	344,678		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	344,678		
TOTAL JUST VALUE	392,047		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	378,432		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2346/1541	3/11/2020	WD	Q	I	01
GRANTOR: REBELROAMER LLC					SALE PRICE
GRANTEE: BENNETTS PROPERTY S					250,000
1533/0194	10/30/2007	WD	Q	I	06
GRANTOR: LEE STEPHEN R & CAROL					100
GRANTEE: REBELROAMER LLC					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-40,0] W50 S40 E40 N30 E10 N10 \$											
BAS=[YR=1993;ORIG=0,0] W40 S10 S30 E40 N40 \$											
CAN=[YR=2002;ORIG=-100,40] S5 E100 N5 W40 W10 W40 W10 \$											
AOF=[YR=1995;ORIG=-90,0] W10 S40 E10 N40 \$											
UAT=[YR=2002;ORIG=-120,40] N37 N3 W10 S40 E10 \$											
AOF=[YR=1995;ORIG=-40,10] W10 S30 E10 N30 \$											
STR=[YR=2002;ORIG=-120,0] E12 S3 W12 N3 \$											