LOTS 83 84 85 & PT LOT 90
IN OR 2529/1179
NORTH YULEE PB 2/26

FIRST SOURCE GAS APPLIANCES
PO BOX 1192
YULEE, FL 32041

2026

50-3N-27-4720-0084-0010

BUILDING CHARACTERISTICS

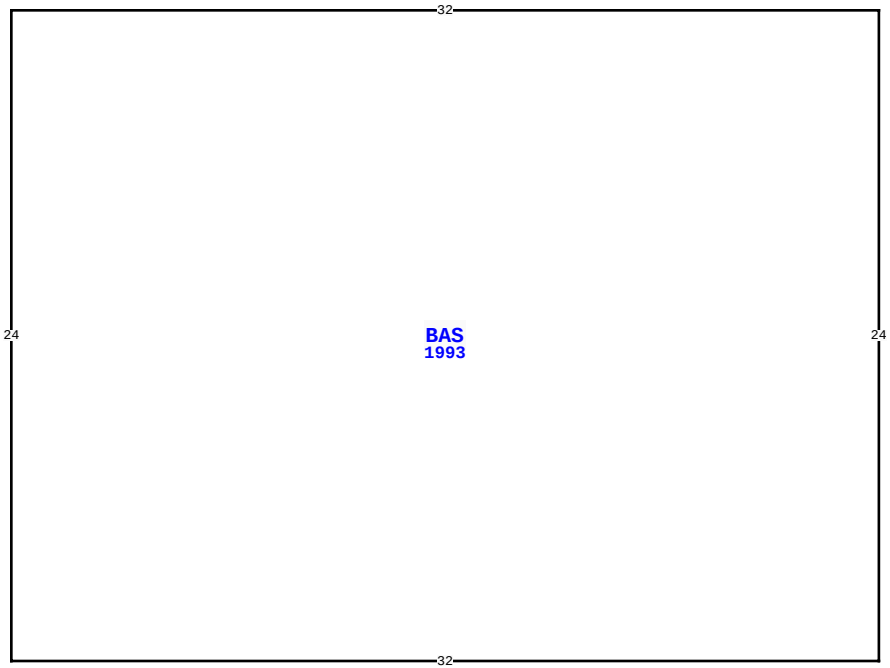
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01
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	768	100	1993	768	49,882
TOTALS	768			768	49,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	768	60.9525	90.21	69,281	1993	1998	0	0	0	28.00	72.00

2 RETAILSTOR 0% - 2023 Heated Area: 768 HX Base Yr



851036 US HWY 17 DR, YULEE

BLD DATE	04/04/2023	HS	LGL DATE	
XF DATE	05/11/2022	KK	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	55,904
TOTAL MARKET OB/XF VALUE	12,622
TOTAL LAND VALUE - MARKET	294,355
TOTAL MARKET VALUE	362,881
SOH/AGL Deduction	27,229
ASSESSED VALUE	335,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,652
TOTAL JUST VALUE	362,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2529/1179	1/07/2022	WD	Q	I	02	275,000
GRANTOR: ABOVE BASKETBALL ACAD						
GRANTEE: FIRST SOURCE GAS AP						
2392/1556	9/16/2020	WD	Q	I	03	327,000
GRANTOR: HALL'S SALVAGE LLC						
GRANTEE: ABOVE BASKETBALL AC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E32 N24 $.

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	0424	CL FNC 6'	0	0	0	0	420.00	LF	20.00	20.00	100	1993	1993	3	28	2,352	
2	0421	CL FNC 3'	0	0	0	0	293.00	LF	4.00	4.00	100	1993	1993	3	28	328	
3	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1993	1993	3	28	392	
4	1123	CB 8"	0	0	0	0	450.00	SF	6.15	6.15	100	1993	1993	3	62	1,716	
5	0424	CL FNC 6'	0	0	0	0	408.00	LF	20.00	20.00	100	2022	2022	3	96	7,834	

LAND DESCRIPTION

TOTAL OB/XF 12,622

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	0.00	0.00	69,260.00	SF		1.00	1.00	1.00	4.25	4.25	294,355							

REVIEW DATE 04/04/2023 BY HS Total Acres: 0.00 Total Land Value: 294,355 Market: 0 Agricultural: 0 Common: 294,355 PRINTED 07/09/2026 BY SYS

LOTS 83 84 85 & PT LOT 90
IN OR 2529/1179
NORTH YULEE PB 2/26

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01

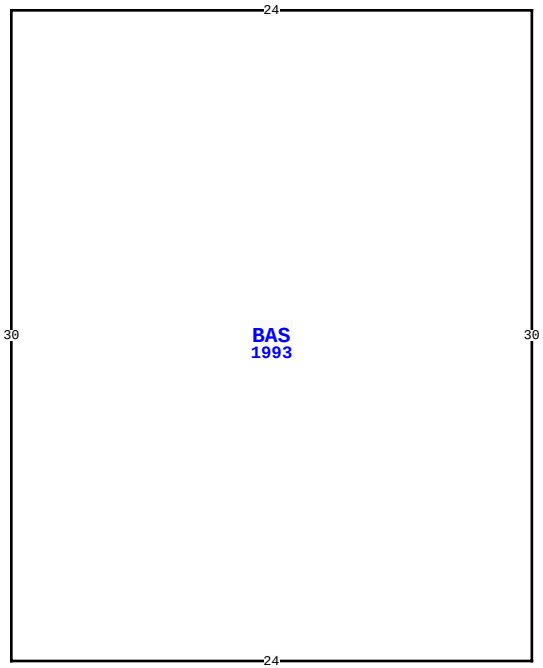
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	6,022
TOTALS	720			720	6,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	720	32.9569	16.40	11,808	1993	1998	0	0	0	49.00	51.00

3 GARAGE 0% - 2023 Heated Area: 720 HX Base Yr



851036 US HWY 17 DR, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2392/1556	9/16/2020	WD	Q	I	03	327,000
GRANTOR: HALL'S SALVAGE LLC						
GRANTEE: ABOVE BASKETBALL AC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/04/2023 BY HS Total Acres: 0.00 Total Land Value: 294,355 Market: 0 Agricultural: 0 Common: 294,355 PRINTED 07/09/2026 BY SYS