

YULEE 17 LLC
4196 HERSCHEL ST SUITE 3
JACKSONVILLE, FL 32210

50-3N-27-4720-0086-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										1721 04 6,602 90.7250 155.82 1,028,724 1995 2000 0 0 25.00 75.00										Tax Group: 4 Tax Dist:									
Roof Structur 04 WOOD TRUSS 100										1 MDL OFFICE 0% - 0 Heated Area: 6486 HX Base Yr										BUILDING MARKET VALUE 771,543									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 54,070									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 206,699									
Interior Floo 13 LVT/LAMNT 90																				TOTAL MARKET VALUE 1,032,312									
Interior Floo 11 CLAY TILE 10																				SOH/AGL Deduction 264,488									
Ceiling 02 F.NOT SUS 100																				ASSESSED VALUE 767,824									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 767,824									
Fixtures 25 100																				TOTAL JUST VALUE 1,032,312									
Frame 02 WOOD FRAME 100																				NCON VALUE 92,585									
Story Height 10 100																				INCOME VALUE 17042856									
RMS 27 100																				PREVIOUS YEAR MKT VALUE 909,153									
Stories 1. 1. 100																				BATIST PRIMARY CARE									
Units 0 100																				ALSO OWNS ADJCNT LOT -0087-0010									
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 2,308 100 1995 2,308 269,725																													
BAS 2,365 100 2003 2,365 276,386																													
BAS 168 100 2008 168 19,634																													
FOP 192 30 1995 58 6,779																													
FUS 1,273 100 2008 1,273 148,769																													
LBA 372 110 1995 409 47,798																													
STR 84 10 2008 8 935																													
STR 130 10 2008 13 1,520																													
TOTALS 6,892 6,602 771,543																													
EXTRA FEATURES										851042 US HWY 17, YULEE																			
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																													
1 0803 ASPHALT C 0 0 0 0 22,215.00 SF 2.00 2.00 100 2003 2003 3 50 22,215																													
2 0812 CONCRETE C 0 0 0 0 1,656.00 SF 4.00 4.00 100 2003 2003 3 80 5,299																													
3 0402 CONC BUMPE 0 0 0 0 24.00 UT 25.00 25.00 100 2003 2003 3 85 510																													
4 0972 ST LGHT UN 0 0 0 0 6.00 UT 2,530.00 2,530.00 100 2003 2003 3 55 8,349																													
5 0400 CONC CURB 0 0 0 0 1,251.00 LF 15.00 15.00 100 2003 2003 3 85 15,950																													
6 0443 STK FNC 6' 0 0 0 0 176.00 LF 10.00 10.00 100 2002 2002 3 20 352																													
7 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2003 2003 3 55 165																													
10 0476 VF 6 SBPL 0 0 0 0 44.00 LF 32.00 32.00 100 2009 2009 3 72 1,014																													
11 0470 VNYL GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2009 2009 3 72 216																													
LAND DESCRIPTION										TOTAL OB/XF 54,070																			
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																													
1 001910 C MEDICAL OF 0 0004 CG 150.00 324.00 48,635.00 SF 1.00 1.00 1.00 4.25 4.25 206,699																													
REVIEW DATE 01/21/2026 BY KW										Total Acres: 0.00 Total Land Value: 206,699 Market: 0 Agricultural: 0 Common: 206,699										PRINTED 07/09/2026 BY SYS									