

PT SEC 51-3N-27E OR 1947/1001
ESMT OR 1373/1659
ESMT OR 1549/783

COASTLINE DRIVE LLC
86104 COASTLINE DRIVE
YULEE, FL 32097

2026

51-3N-27-0000-0001-0330



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 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	23 100
Frame	05 STEEL 100
Story Height	24 100
RMS	19 100
Stories	2. 100
Class	00 . 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	04	Quality Level 04	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

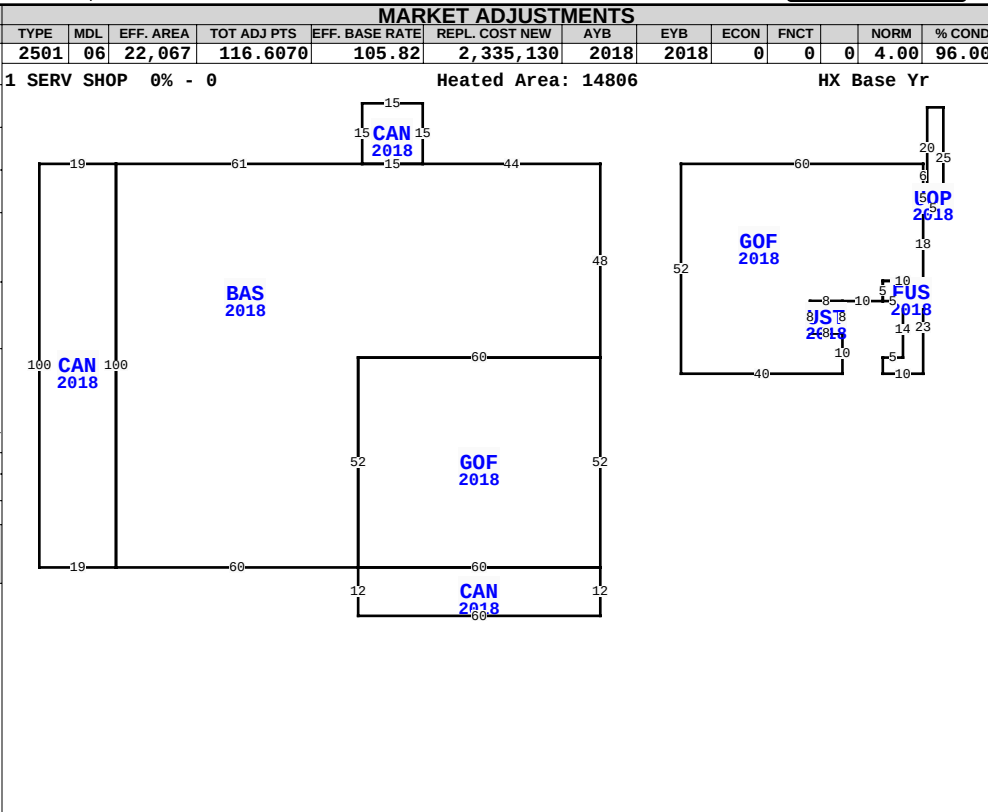
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,880	100	2018	8,880	902,095
CAN	225	30	2018	68	6,908
CAN	720	30	2018	216	21,943
CAN	1,900	30	2018	570	57,904
FUS	160	100	2018	160	16,254
GOF	2,646	210	2018	5,557	564,520
GOF	3,120	210	2018	6,552	665,600
UOP	105	30	2018	32	3,251
UST	64	50	2018	32	3,251
TOTALS	17,820			22,067	241,725

EXTRA FEATURES	
L N	OB/XF CODE

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0803	ASPHALT C	0	0	0	0	1
2	0400	CONC CURB	0	0	0	0	
3	0402	CONC BUMPE	0	0	0	0	
4	0430	CL FNC 6B	0	0	0	0	
5	4950	BOLLARD	0	0	0	0	
7	0467	FNC GT 25'	0	0	0	0	
8	0819	CONC 12"	0	0	0	0	
9	0963	FIRE HYDR	0	0	0	0	
10	0966	FIRE SPRNK	0	0	0	0	
11	0410	ELEVATOR	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	002500	C	SRVC SHOPS	0	
2	009630	C	SWAMP	0	

REVIEW DATE 05/26/2026 BY KWA



BLD DATE	05/13/2019	KKA	LGL DATE	
XF DATE			LAND DATE	04/16/2026
INC DATE			AG DATE	DC

86104 COASTLINE DR, YULEE										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
112,407.00	SF	2.00	2.00	100	2018	2018	3	78	175,355						
1,726.00	LF	15.00	15.00	100	2018	2018	3	97	25,113						
13.00	UT	25.00	25.00	100	2018	2018	3	97	315						
2,122.00	LF	9.70	9.70	100	2018	2018	3	90	18,525						
12.00	UT	100.00	100.00	100	2018	2018	3	100	1,200						
1.00	UT	1,225.00	1,225.00	100	2018	2018	3	90	1,103						
189.00	SF	9.50	9.50	100	2018	2018	3	96	1,724						
1.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	1,500						
14,870.00	SF	3.00	3.00	100	2018	2018	3	96	42,826						
1.00	UT	50,000.00	50,000.00	100	2018	2018	3	100	50,000						

TOTAL OB/XF														317,661			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
IW	0.00	0.00	362,420.00	SF		1.00	1.00	0.45	9.00	4.05	1,						
IW	0.00	0.00	0.80	AC		1.00	1.00	1.00	500.00	500.00							

Total Acres: 9.12 Total Land Value: 1,468,201 Market: 0 Agricultural: 0 Common: 1,468,201

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2, 241, 725	
TOTAL MARKET OB/XF VALUE		323, 581	
TOTAL LAND VALUE - MARKET		1, 468, 201	
TOTAL MARKET VALUE		4, 033, 507	
SOH/AGL Deduction		1, 388, 492	
ASSESSED VALUE		2, 645, 015	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2, 645, 015	
TOTAL JUST VALUE		4, 033, 507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3, 554, 315	

CROWN AUTO TRANSPORT & LOGISTICS ASM FLEET MAINTEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004428	NEW CONSTR	1,701,170	05/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1001	11/14/2014	SW	U	V	12	235,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: COASTLINE DRIVE LLC						
1848/0112	3/25/2013	WD	U	V	12	1,600,000
GRANTOR: WAREHOUSE COMMONS LLC						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES	
BAS=[YR=2018;ORIG=0,0] W44 W15 W61 S100 E60 N52 E60 N48 \$	
GOF=[YR=2018;ORIG=0,100] N52 W60 S52 E60 \$	
GOF=[YR=2018;ORIG=20,0] E60 S6 S5 S18 W10 S5 W10 W8 S8 E8 S10 W40 N52 \$	
CAN=[YR=2018;ORIG=-120,0] W19 S100 E19 N100 \$	
CAN=[YR=2018;ORIG=-60,100] S12 E60 N12 W60 \$	
CAN=[YR=2018;ORIG=-44,0] N15 W15 S15 E15 \$	
FUS=[YR=2018;ORIG=80,29] S23 W10 N4 E5 N14 W5 N5 E10 \$	
UOP=[YR=2018;ORIG=80,6] E1 N20 E4 S25 W5 N5 \$	
UST=[YR=2018;ORIG=60,34] W8 S8 E8 N8 \$	
PTR=[ORIG=0,0] E20 W20 \$	

LAND DESCRIPTION	
L N	USE CODE

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