

PARCEL 1-41 IN SEC 51 &
PARCEL 1-6 IN SEC 52-3N-27
IN OR 2772/1365

MDV YULEE FL LLC
2195 SOUTH DOWNING ST
DENVER, CO 80210

2026

51-3N-27-0000-0001-0410



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	22	PRECAST PN 50	4101	06	51,376	110.3624	62.35	3,203,294	2009	2015	0	0	0	2.00	98.00	VALUATION BY DIRECT_CAP													
Exterior Wall	25	MOD METAL 50	1 LGHT MANUF 0% - 2026													Heated Area: 45771													
Roof Structure	09	RIDGE FRME 100	HX Base Yr													Tax Group: 4 Tax Dist:													
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 3,852,522													
Interior Wall	01	MINIMUM 100														TOTAL MARKET OB/XF VALUE 0													
Interior Floor	03	CONC FINSH 100														TOTAL LAND VALUE - MARKET 0													
Ceiling	04	NONE 100														TOTAL MARKET VALUE 4,815,653													
Air Condition	01	NONE 100														SOH/AGL Deduction 0													
Heating Type	03	FORCED AIR 100														ASSESSED VALUE 4,815,653													
Plumbing	18	100														TOTAL EXEMPTION VALUE 0													
Frame	05	STEEL 100														BASE TAXABLE VALUE 4,815,653													
Story Height		22 100														TOTAL JUST VALUE 4,815,653													
RMS		12 100														NCON VALUE 0													
Stories	1.	1. 100														INCOME VALUE 4815653													
Class	00	. 100														PREVIOUS YEAR MKT VALUE 4,517,262													
Units	00	0 100														SCIENCE INTERACTIVE GROUP													
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			4100	LIGHT MANUFACTURE																									
MAP NUM			MKT AREA											04															
NEIGHBORHOOD/LOC			4002.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	5,000	185	2009	9,250	565,203																								
BAS	20,000	100	2009	20,000	1,222,060																								
BAS	20,771	100	2015	20,771	1,269,171																								
CAN	48	30	2009	14	856																								
CAN	110	30	2009	33	2,017																								
CAN	110	30	2009	33	2,017																								
UUS	2,550	50	2009	1,275	77,906																								
TOTALS			48,589	51,376											139,228														
EXTRA FEATURES			86475 GENE LASSERRE BLVD, 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	37,874.00	SF	2.00	2.00	100	2009	2009	3	60	45,449													
2	0812	CONCRETE C	0	0	0	0	2,665.00	SF	4.00	4.00	100	2009	2009	3	88	9,381													
3	0812	CONCRETE C	0	0	0	0	14,506.00	SF	4.00	4.00	100	2009	2009	3	88	51,061													
4	0400	CONC CURB	0	0	0	0	283.00	LF	15.00	15.00	100	2009	2009	3	91	3,863													
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500													
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2009	2009	3	91	114													
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2009	2009	3	72	10,930													
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2009	2009	3	100	400													
9	0350	CARPORT WD	0	0	16	18	288.00	SF	13.00	13.00	100	2010	2010	3	35	1,310													
10	0810	CONCRETE A	0	0	0	0	68.00	SF	6.50	6.50	100	2010	2010	3	89	393													
LAND DESCRIPTION			TOTAL OB/XF 124,401																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	353,700.00	SF		1.00	1.00	0.00	9.00	0.00	0												
REVIEW DATE 04/14/2025 BY KWX Total Acres: 8.18 Total Land Value: 963,131 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS																													

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