IN OR 2405/805

**HD HOLDINGS GROUP LLC**
514 MIDWAY ST
NEPTUNE BEACH, FL 32266

**2026**

**51-3N-27-0000-0015-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4051.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 313,630 |
| TOTAL MARKET VALUE | 313,630 |
| SOH/AGL Deduction | 38,331 |
| ASSESSED VALUE | 275,299 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 275,299 |
| TOTAL JUST VALUE | 313,630 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 313,630 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R991641 | REPAIR/RRF | 4,300 | 03/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2405/0805 | 10/30/2020 | WD | Q | V | 01 | 270,000 |
| GRANTOR: MORRIS ROSARIO E | | | | | | |
| GRANTEE: HD HOLDINGS GROUP L | | | | | | |
| 2149/0640 | 9/06/2017 | DG | U | V | 11 | 100 |
| GRANTOR: MORRIS GEORGE B & ROS | | | | | | |
| GRANTEE: MORRIS ROSARIO E | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 DC |
| INC DATE | | AG DATE | |

850905 US HWY 17, YULEE

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 001000 | C | COMMERCIAL | 0 | 0004 | CI | 0.00 | 0.00 | 62,726.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 313,630 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.44 Total Land Value: 313,630 Market: 0 Agricultural: 0 Common: 313,630 PRINTED 07/09/2026 BY SYS