IN OR 2658/1580
RESOLUTION #2012-06
PT OR 1780/1948

YULEE914 LLC
608 S 8TH STREET
FERNANDINA BEACH, FL 32034

2026

51-3N-27-0000-0017-0000

BUILDING CHARACTERISTICS

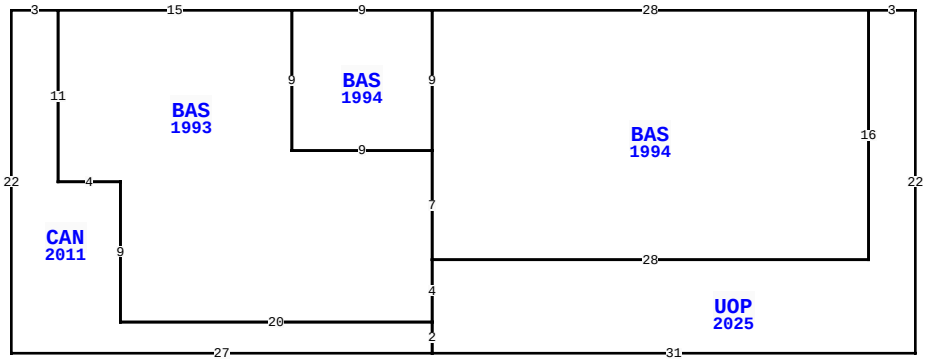
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	27	PREFIN MTL 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
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	363	100	1993	363	22,524
BAS	81	100	1994	81	5,026
BAS	448	100	1994	448	27,799
CAN	150	30	2011	45	2,793
UOP	234	20	2025	47	2,917
TOTALS	1,276			984	61,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	984	83.8498	124.10	122,114	1961	1961	0	0	0	50.00	50.00

1 RETAILSTOR 0% - 2024 Heated Area: 892 HX Base Yr



850914 US HWY 17, YULEE

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

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	0940	SHEDS/PORT	0	0	8	16	128.00	SF	20.10	20.10	100	1986	1986	3	20	515	
2	0810	CONCRETE A	0	0	22	28	616.00	SF	6.50	6.50	100	1970	1970	3	20	801	
3	0424	CL FNC 6'	0	0	0	0	100.00	LF	20.00	20.00	100	1980	1980	3	20	400	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	28	168	
5	0803	ASPHALT C	0	0	0	0	7,363.00	SF	2.00	2.00	100	1990	1990	3	50	7,363	
6	0098	AWNING MTL	0	0	15	4	60.00	SF	11.05	11.05	100	2011	2011	3	40	265	
7	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	1992	1992	3	68	34	
8	0400	CONC CURB	0	0	0	0	206.00	LF	15.00	15.00	100	1980	1980	3	42	1,298	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	228,317
TOTAL MARKET OB/XF VALUE	10,844
TOTAL LAND VALUE - MARKET	220,782
TOTAL MARKET VALUE	459,943
SOH/AGL Deduction	0
ASSESSED VALUE	459,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,943
TOTAL JUST VALUE	459,943
NCON VALUE	50,835
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009685	COMM REPAIR/REMOD	25,000	08/21/2024
B240003216	HAND DEMO OF COMM	0	03/20/2024
B1633312	REPAIR/RRF	0	12/09/2016
R024222	REPAIR/RRF	2,400	07/01/2002
3344	TANKS/BLRS	12,000	04/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1580	8/01/2023	WD	Q	I	01	425,000
GRANTOR: PORCH SWING PROPERTIE						
GRANTEE: YULEE914 LLC						
1302/1490	3/18/2005	WD	Q	I		295,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: PORCH SWING PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=-3,0] W28 S9 S7 E28 N16 $
BAS=[YR=1993;ORIG=-40,0] W15 S11 E4 S9 E20 N4 N7 W9 N9 $
UOP=[YR=2025;ORIG=0,0] W3 S16 W28 S4 S2 E31 N22 $
CAN=[YR=2011;ORIG=-55,0] W3 S22 E27 N2 W20 N9 W4 N11 $
BAS=[YR=1994;ORIG=-31,0] W9 S9 E9 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,844

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	CI	0.00	0.00	36,797.00	SF		1.00	1.00	1.00	6.00	6.00	220,782							

REVIEW DATE 12/17/2024 BY KW Total Acres: 0.00 Total Land Value: 220,782 Market: 0 Agricultural: 0 Common: 220,782 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 02

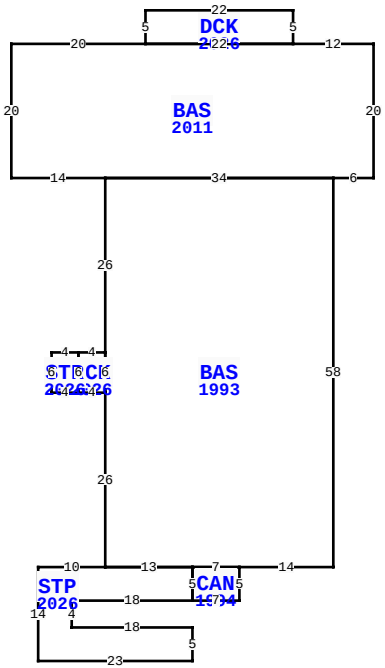
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	1993	1,972	106,330
BAS	1,080	100	2011	1,080	58,234
CAN	35	30	1994	10	539
DCK	24	10	2026	2	108
DCK	110	10	2026	11	593
STP	250	10	2026	25	1,348
STR	24	10	2026	2	108
TOTALS	3,495			3,102	167,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,102	72.8676	107.84	334,520	1950	1970	0	0	0	50.00	50.00

2 RETAILSTOR 0% - 2024 Heated Area: 3052 HX Base Yr



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GRANTOR: EZELL INVESTMENT CO						
GRANTEE: PORCH SWING PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,20] S26 S6 S26 E13 E7 E14 N58 W34 $
BAS=[YR=2011;ORIG=0,0] W12 W22 W20 S20 E14 E34 E6 N20 $
CAN=[YR=1994;ORIG=-27,78] S5 E7 N5 W7 $
STP=[YR=2026;ORIG=-27,78] W13 W10 S14 E23 N5 W18 N4 E18 N5 $
DCK=[YR=2026;ORIG=-40,46] W4 S6 E4 N6 $
STR=[YR=2026;ORIG=-44,46] W4 S6 E4 N6 $
DCK=[YR=2026;ORIG=-34,-5] E22 S5 W22 N5 $
.

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

REVIEW DATE 12/17/2024 BY KW Total Acres: 0.00 Total Land Value: 220,782 Market: 0 Agricultural: 0 Common: 220,782 PRINTED 07/09/2026 BY SYS