

PT JOHN LOW GRANT &
PT LOTS 4 & 5 OF EAST YULEE
SUB PBK 2/29 IN OR 1403/1905

SHOPS OF YULEE LLC
463155 SR 200 MAILBOX #12
YULEE, FL 32097

2026

51-3N-27-0000-0028-0010



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		15	CONC BLOCK 100		
Roof Structur		10	STEEL FRME 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		03	CONC FINSH 100		
Ceiling		01	FIN.SUSPD 100		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Fixtures			44 100		
Frame		03	MASONRY 100		
Story Height			15 100		
RMS			20 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		1920	PROF DAYCARE		
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	11,300	100	2013	11,300	392,433
BAS	260	100	2014	260	32,038
CAN	352	30	2014	106	13,062
PTO	504	5	2013	25	3,081
PTO	2,109	5	2013	105	12,939
TOTALS		14,525		11,796	453,553

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0603	04	11,796	104.8600	155.98	1,839,940	2013	2013	0	0	15	6.00	79.00
1 DAYCARE CR 0% - 0												
Heated Area: 11560												
HX Base Yr												
PTO 2013												
CAN 2014												
PTO 2014												

BLD DATE	07/14/2016	KK	LGL DATE	
XF DATE			LAND DATE	05/11/2026
INC DATE			AG DATE	
		05/11/2026		

EXTRA FEATURES							463159 SR 200, YULEE			INC DATE				AG DATE			
L N	OB/CF 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	11,977.00	SF	2.00	2.00	100	2013	2013	3	68	16,289	
2	0400	CONC CURB	0	0	0	0	532.00	LF	15.00	15.00	100	2013	2013	3	94	7,501	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2013	2013	3	81	4,099	
4	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2013	2013	3	81	2,430	
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2013	2013	3	94	71	
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2013	2013	3	81	972	
7	0443	STK FNC 6'	0	0	0	0	888.00	LF	10.00	10.00	100	2013	2013	3	50	4,440	
8	0966	FIRE SPRNK	0	0	0	0	11,560.00	SF	3.00	3.00	100	2013	2013	3	92	31,906	
9	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2013	2013	3	100	100	

LAND DESCRIPTION										TOTAL OB/XF										67,808									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001600	C	SH CTR COM	0	0004	CI	0.00	0.00	35,283.00	SF		1.00	1.00	1.00	10.00	10.00	352,830												
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.81		Total Land Value: 352,830				Market: 0				Agricultural: 0				Common: 352,830				PRINTED 07/09/2026 BY SYS					

NASSAU COUNTY PROPERTY													PAGE 1 of 1			4
VALUATION SUMMARY																
VALUATION BY										STANDARD						
Tax Group: 4										Tax Dist:						
BUILDING MARKET VALUE										1,453,553						
TOTAL MARKET OB/XF VALUE										67,808						
TOTAL LAND VALUE - MARKET										352,830						
TOTAL MARKET VALUE										1,874,191						
SOH/AGL Deduction										151,232						
ASSESSED VALUE										1,722,959						
TOTAL EXEMPTION VALUE										0						
BASE TAXABLE VALUE										1,722,959						
TOTAL JUST VALUE										1,874,191						
NCON VALUE										0						
INCOME VALUE										0						
PREVIOUS YEAR MKT VALUE										1,725,832						
EARLY IMPRESSIONS - CHILDCARE CENTER																