LOTS 1,2 & 3
IN OR 1892/1260 BEING DOT
PARCEL 101

STATE OF FLORIDA DOT/
1109 S MARION AVE MS 2020
LAKE CITY, FL 32025-5874

2026

51-3N-27-4840-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
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

850881 US HWY 17, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		430
TOTAL MARKET VALUE		430
SOH/AGL Deduction		0
ASSESSED VALUE		430
TOTAL EXEMPTION VALUE	05	430
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327536	DEMOLITION	18,000	08/01/2013
8349	CHNGE SRVC	3,000	08/10/2992
7564	REMODEL	325,000	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/1260	12/06/2013	FJ	U	I	18	0
GRANTOR: KEMP RIDGE HOLDINGS L						
GRANTEE: STATE OF FLORIDA DO						
1722/0582	12/30/2010	QC	U	I	11	496,800
GRANTOR: FLASH FOODS INC						
GRANTEE: KEMP RIDGE HOLDINGS						

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	008700	C	STATE	0		CI	0.00	0.00	0.43	AC		1.00	1.00	1.00	1,000.00	1,000.00	430							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.43 Total Land Value: 430 Market: 0 Agricultural: 0 Common: 430 PRINTED 07/09/2026 BY SYS