



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	15 CONC BLOCK 50			
Exterior Wall	20 FACE BRICK 50			
Roof Structure	09 RIDGE FRME 100			
Roof Cover	04 BUILT-UP 50			
Roof Cover	12 MODULAR MT 50			
Interior Wall	05 DRYWALL 100			
Interior Floor	03 CONC FINSH 80			
Interior Floor	11 CLAY TILE 20			
Ceiling	02 F.NOT SUS 100			
Air Condition	01 NONE 100			
Heating Type	01 NONE 100			
Fixtures	8 100			
Frame	03 MASONRY 100			
Story Height	20 100			
RMS	7 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	06 Quality Level 06			
DOR CODE	2500 REPAIR SERVICE			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4058.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	720	100	720	93,038
BAS	1,320	100	1,320	170,570
BAS	2,660	100	2,660	343,725
CAN	60	30	18	2,326
UBM	1,350	35	472	60,992
TOTALS	6,110		5,190	670,652

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERV SHOP - 0%	- 2023										Heated Area: 4700	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		670,652	
TOTAL MARKET OB/XF VALUE		63,454	
TOTAL LAND VALUE - MARKET		901,692	
TOTAL MARKET VALUE		1,635,798	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,635,798	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,635,798	
TOTAL JUST VALUE		1,635,798	
NCON VALUE		734,106	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		609,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012535	NEW CONSTR-AUTO R	411,444	09/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/1341	2/02/2022	WD Q	Q	I	01	2,200,000
GRANTOR: EXPRESS OIL CHANGE LL						
GRANTEE: MJK YULEE LLC						
2494/1044	9/07/2021	WD Q	Q	V	01	780,000
GRANTOR: CHESTER ROAD LAND TRU						
GRANTEE: EXPRESS OIL CHANGE						

EXTRA FEATURES																	
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	18,079.00	SF	2.00	2.00	100	2022	2022	3	100	36,158	
2	0812	CONCRETE C	0	0	0	0	916.00	SF	4.00	4.00	100	2022	2022	3	100	3,664	
3	1123	CB 8"	0	0	2	5	10.00	SF	6.15	6.15	100	2022	2022	3	100	62	
4	0400	CONC CURB	0	0	0	0	798.00	LF	15.00	15.00	100	2022	2022	3	100	11,970	
5	4950	BOLLARD	0	0	0	0	32.00	UT	100.00	100.00	100	2022	2022	3	100	3,200	
6	1123	CB 8"	0	0	0	0	52.00	SF	6.15	6.15	100	2022	2022	3	100	320	
7	0812	CONCRETE C	0	0	0	0	220.00	SF	4.00	4.00	100	2022	2022	3	100	880	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2022	2022	3	100	1,200	
9	6001	ROLLUP DR	0	0	0	0	12.00	UT	400.00	400.00	100	2022	2022	3	100	4,800	
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2022	2022	3	100	1,200	

BLD DATE		10/06/2022	HS	LGL DATE
XF DATE		10/06/2022	HS	LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2022] W60 S15 AOF=[YR=2022] E16 S45 W2 CAN=[YR=2022] S5 W12 N5 E12\$ W14 N5 BAS=[YR=2022] W44 N30 E44 S30\$ N40\$ E16 S40 E44 N55\$ PTR= E60 UBM=[YR=2022] W45 S30 E45 N30\$ W60\$.	

LAND DESCRIPTION														TOTAL OB/XF										
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	002500	C	SRVC SHOPS	0		CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.15	18.00	20.70	901,692							