

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

AF3 LLC
P.O. BOX 56678
JACKSONVILLE, FL 32216

2023

38-2N-27-0000-0001-0170



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	02	ROLL COMP	70
Roof Cover	13	STAND SEAM	30
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	64	100	
Frame	05	STEEL	100
Story Height	15	100	
RMS	49	100	
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002	00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24,401	100	24,401	2,145,101
CAN	992	30	298	26,197
CAN	992	30	298	26,197
TOTALS	26,385		24,997	2,197,496

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	0400	CONC CURB	0	0	0	0	14.00	LF	15.00	15.00	100	2006	2006	3	91	191	
3	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2006	2006	3	100	900	
4	1123	CB 8"	0	0	38	0	228.00	SF	6.15	6.15	100	2006	2006	3	88	1,234	
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	7,286	
6	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2006	2006	3	72	1,440	
7	0966	FIRE SPRNK	0	0	0	0	24,401.00	SF	3.00	3.00	100	2006	2006	3	88	64,419	
8	0400	CONC CURB	0	0	0	0	1,282.00	LF	15.00	15.00	100	2006	2006	3	91	17,499	
9	0812	CONCRETE C	0	0	0	0	2,595.00	SF	4.00	4.00	100	2006	2006	3	88	9,134	
10	0424	CL FNC 6'	0	0	0	0	237.00	LF	20.00	20.00	100	2006	2006	3	72	3,413	
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001600	C	SH CTR COM	0	

REVIEW DATE 01/12/2021 BY KK Total Acres: 0.00 Total Land Value: 658,634 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1601	04	24,997	117.4058	137.36	3,433,588	2006	2010	0	0	0	36.00	64.00	

1 COMNTYSHOP - 0% - 0

Heated Area: 24401

HX Base Yr

The diagram shows a rectangular building layout with the following dimensions and area calculations:

- Overall width: 359
- Overall height: 78
- Internal width (left): 132
- Internal width (right): 132
- Internal height (left): 130
- Internal height (right): 130
- Left side offset: 14
- Right side offset: 14
- Bottom left offset: 25
- Bottom right offset: 25
- Bottom center offset: 10
- Bottom center offset: 25
- Bottom center offset: 10

Area calculations shown in the diagram:

- BAS 2006
- CAN 2006
- CAN 2006

463646 SR 200, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	01/12/2021
INC DATE			AG DATE	KK

TOTAL OB/XF														105,732			
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				
	CG	553.00	217.00	120,226.00	SF		1.00	1.00	1.00	7.50	7.50	901,695					

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