IN OR 2038/608
R568144 & R568145 & R622392
PARCELS 14-17 14-18 & 14-19

CASTLE USED CARS INC/
5225 BEACH BLVD
JACKSONVILLE, FL 32207

**2023**

**38-2N-27-0000-0014-0170**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 24 | CORG METAL 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 7 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 7 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | OO | OWNER OCC 100 |
| Quality | 03 | Quality Level 03 |

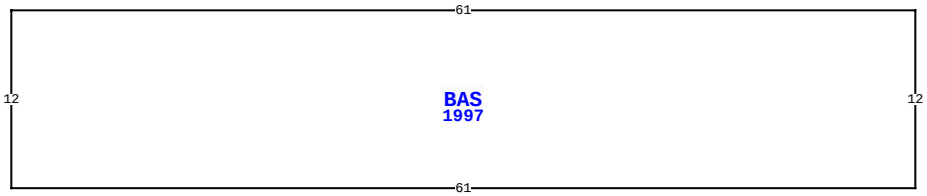
| | | | |
|---|---|---|---|
| DOR CODE | 2700 | VEH SALE/REPAIR | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 732 | 100 | 732 | 13,134 |
| TOTALS | 732 | | 732 | 13,134 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1709 | 04 | 732 | 69.5520 | 59.81 | 43,781 | 1973 | 1973 | 0 | 0 | 0 | 70.00 | 30.00 |

1 MH OFFICE – 0% - 0 Heated Area: 732 HX Base Yr




463493 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/14/2021 | KK | LGL DATE | |
| XF DATE | 07/14/2021 | KK | LAND DATE | 07/14/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 121,005 |
| TOTAL MARKET OB/XF VALUE | 32,034 |
| TOTAL LAND VALUE - MARKET | 481,864 |
| TOTAL MARKET VALUE | 634,903 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 634,903 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 634,903 |
| TOTAL JUST VALUE | 634,903 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 588,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21690 | FLAG POLE | 2,000 | 07/01/2008 |
| B21361 | DECK | 8,280 | 04/01/2008 |
| 9217 | MH MOVE-ON | 3,700 | 03/08/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2038/0608 | 3/29/2016 | SW | U | I | 12 | 491,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: CASTLE USED CARS IN | | | | | | |
| 1984/1557 | 6/10/2015 | CT | U | I | 18 | 1,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CITIZENS STATE BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W61 S12 E61 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0811 | CONCRETE B | 0 | 0 | 28 | 32 | 896.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 57 | 2,656 | |
| 7 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 3.00 | UT | 1,555.00 | 1,555.00 | 100 | 1986 | 1986 | 3 | 25 | 1,166 | |
| 8 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 380.00 | SF | 40.00 | 40.00 | 100 | 1991 | 1991 | 3 | 20 | 3,040 | |
| 9 | 0351 | CARPORT MT | 0 | 0 | 20 | 20 | 400.00 | SF | 8.50 | 8.50 | 100 | 1993 | 1993 | 3 | 20 | 680 | |
| 11 | 0351 | CARPORT MT | 0 | 0 | 20 | 10 | 200.00 | SF | 8.50 | 8.50 | 100 | 1993 | 1993 | 3 | 20 | 340 | |
| 12 | 0351 | CARPORT MT | 0 | 0 | 31 | 20 | 620.00 | SF | 8.50 | 8.50 | 100 | 1996 | 1996 | 3 | 20 | 1,054 | |
| 13 | 0810 | CONCRETE A | 0 | 0 | 31 | 22 | 682.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 73 | 3,236 | |
| 14 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 6,834.00 | SF | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 64 | 8,748 | |
| 15 | 1129 | STONE 8" | 0 | 0 | 0 | 0 | 613.00 | SF | 15.75 | 15.75 | 100 | 2008 | 2008 | 3 | 97 | 9,365 | |
| 16 | 1129 | STONE 8" | 0 | 0 | 10 | 0 | 20.00 | SF | 15.75 | 15.75 | 100 | 2008 | 2008 | 3 | 97 | 306 | |

TOTAL OB/XF 30,591

## LAND DESCRIPTION

| 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 | 002700 | C | AUTO SALES | 0 | | CG | 200.00 | 540.00 | 120,226.00 | SF | | 1.00 | 1.00 | 1.00 | 4.00 | 4.00 | 480,904 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 0 | | OR | 0.00 | 0.00 | 0.96 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 960 | | | | | | | |

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.96 Total Land Value: 481,864 Market: 0 Agricultural: 0 Common: 481,864 PRINTED 08/02/2023 BY SYS

IN OR 2038/608
R568144 & R568145 & R622392
PARCELS 14-17 14-18 & 14-19

CASTLE USED CARS INC/
5225 BEACH BLVD
JACKSONVILLE, FL 32207

**2023**

**38-2N-27-0000-0014-0170**

## BUILDING CHARACTERISTICS

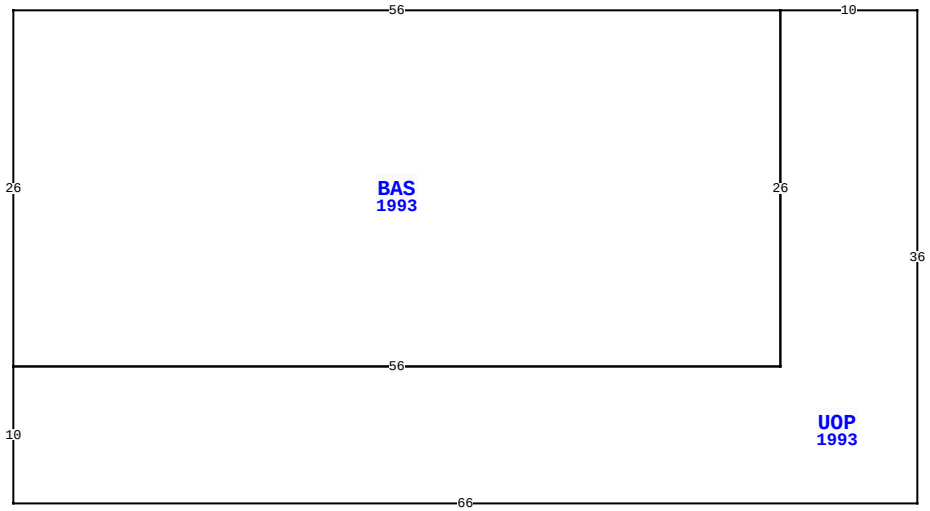
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 2700 | VEH SALE/REPAIR |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,456 | 100 | 1,456 | 30,663 |
| UOP | 920 | 25 | 230 | 4,844 |
| TOTALS | 2,376 | | 1,686 | 35,507 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,686 | 108.0000 | 70.20 | 118,357 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 1456 HX Base Yr




463493 SR 200, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 07/14/2021 | KK | LGL DATE | | |
| XF DATE | 07/14/2021 | KK | LAND DATE | 07/14/2021 | KK |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 121,005 |
| TOTAL MARKET OB/XF VALUE | 32,034 |
| TOTAL LAND VALUE - MARKET | 481,864 |
| TOTAL MARKET VALUE | 634,903 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 634,903 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 634,903 |
| TOTAL JUST VALUE | 634,903 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 588,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2038/0608 | 3/29/2016 | SW | U | I | 12 | 491,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: CASTLE USED CARS IN | | | | | | |
| 1984/1557 | 6/10/2015 | CT | U | I | 18 | 1,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CITIZENS STATE BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W10 BAS=[YR=1993] W56 S26 E56 N26 $ S26 W56 S10 E66 N36 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 17 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 1.00 | UT | 25.00 | 25.00 | 100 | 2008 | 2008 | 3 | 93 | 23 | |
| 18 | 0505 | FLAGPOLE A | 0 | 0 | 0 | 0 | 40.00 | LF | 50.00 | 50.00 | 100 | 2008 | 2008 | 3 | 40 | 800 | |
| 19 | 1242 | WD DECK A | 0 | 0 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 320 | |
| 20 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 1.00 | UT | 100.00 | 100.00 | 100 | 2008 | 2008 | 3 | 100 | 100 | |
| 21 | 1242 | WD DECK A | 0 | 0 | 12 | 5 | 60.00 | SF | 10.00 | 10.00 | 100 | 1973 | 1973 | 3 | 20 | 120 | |
| 22 | 1242 | WD DECK A | 0 | 0 | 8 | 5 | 40.00 | SF | 10.00 | 10.00 | 100 | 1973 | 1973 | 3 | 20 | 80 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,443

| 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 07/14/2021 BY KK Total Acres: 0.96 Total Land Value: 481,864 Market: 0 Agricultural: 0 Common: 481,864 PRINTED 08/02/2023 BY SYS

IN OR 2038/608
R568144 & R568145 & R622392
PARCELS 14-17 14-18 & 14-19

CASTLE USED CARS INC/
5225 BEACH BLVD
JACKSONVILLE, FL 32207

**2023**

**38-2N-27-0000-0014-0170**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

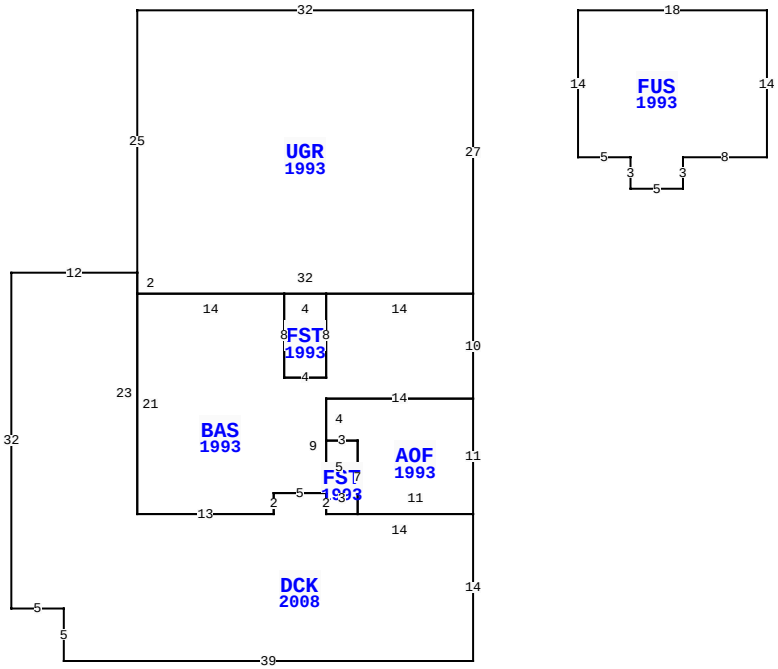
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 06 | CUST PANEL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 4 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 2700 | VEH SALE/REPAIR |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| AOF | 133 | 100 | 133 | 7,204 |
| BAS | 476 | 100 | 476 | 25,783 |
| DCK | 877 | 10 | 88 | 4,767 |
| FST | 21 | 50 | 10 | 542 |
| FST | 32 | 50 | 16 | 867 |
| FUS | 267 | 100 | 267 | 14,462 |
| UGR | 864 | 40 | 346 | 18,741 |
| TOTALS | 2,670 | | 1,336 | 72,364 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2704 | 04 | 1,336 | 106.7325 | 108.33 | 144,729 | 1984 | 1989 | 0 | 0 | 0 | 50.00 | 50.00 |

3 VEH SALE/R – 0% - 0 Heated Area: 876 HX Base Yr




463493 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/14/2021 | KK | LGL DATE | |
| XF DATE | 07/14/2021 | KK | LAND DATE | 07/14/2021 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 121,005 |
| TOTAL MARKET OB/XF VALUE | 32,034 |
| TOTAL LAND VALUE - MARKET | 481,864 |
| TOTAL MARKET VALUE | 634,903 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 634,903 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 634,903 |
| TOTAL JUST VALUE | 634,903 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 588,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2038/0608 | 3/29/2016 | SW | U | I | 12 | 491,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: CASTLE USED CARS IN | | | | | | |
| 1984/1557 | 6/10/2015 | CT | U | I | 18 | 1,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CITIZENS STATE BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W32 S25 DCK=[YR=2008] W12 S32 E5 S5 E39 N14 AOF=[YR=1993] N11 BAS=[YR=1993] N10 W14 FST=[YR=1993] W4 S8 E4 N8$ S8 W4 N8 W14 S21 E13 N2 E5 FST=[YR=1993] S2 E3 N7 W3 S5$ N9 E14$ W14 S4 E3 S7 E11$ W14 N2 W5 S2 W13 N23$ S2 E32 N27$ PTR= E10 FUS=[YR=1993] E18 S14 W8 S3W5N3W5N14$ W10 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.96 Total Land Value: 481,864 Market: 0 Agricultural: 0 Common: 481,864 PRINTED 08/02/2023 BY SYS