

PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 1363/1891 (EX DOT R/W)

SAFAR JIHAD/
463192 STATE ROAD 200
YULEE, FL 32097

2023

42-2N-27-0000-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	101,094
CAN	480	30	144	5,514
TOTALS	3,120		2,784	106,608

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	7,789.00	SF	1.20	1.20	
2	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	
5	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	
6	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	
7	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001410	C	CONV STORE	0	0004	CG	100.00	150.00	20,300.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,784	80.0280	87.03	242,292	1975	1983	0	0	0 56.00	44.00
1 CONVESTORE - 0% - 0											
Heated Area: 2640											
HX Base Yr											
BAS 1993											
CAN 1993											

BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	08/19/2021
INC DATE			AG DATE	
463192 SR 200, YULEE				

TOTAL OB/XF											
6,303											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										106,608		
TOTAL MARKET OB/XF VALUE										6,303		
TOTAL LAND VALUE - MARKET										152,250		
TOTAL MARKET VALUE										265,161		
SOH/AGL Deduction										55,306		
ASSESSED VALUE										209,855		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										209,855		
TOTAL JUST VALUE										265,161		
NCON VALUE										0		
INCOME VALUE										10		
PREVIOUS YEAR MKT VALUE										235,564		