

PT JOHN LOW GRANT
SEC 42-2N-27E PAR 51-1 PT
OR 951/1634 & PT OR 1260/1358

FKP LTD/
219 N NEWMAN STREET
JACKSONVILLE, FL 32202

2023

42-2N-27-0000-0051-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4													
Exterior Wall	19	COMMON BRK 100	1101	04	2,489	127.4490	186.71	464,721	1976	1976	0	0	0	50.00	50.00	VALUATION BY STANDARD												
Roof Structur	09	RIDGE FRME 100	1 RETAILSTOR - 0% - 0													Heated Area: 2378 HX Base Yr												
Roof Cover	04	BUILT-UP 100															VALUATION SUMMARY											
Interior Wall	05	DRYWALL 100															Tax Group: 4 Tax Dist:											
Interior Floo	11	CLAY TILE 100															BUILDING MARKET VALUE 232,360											
Ceiling	01	FIN.SUSPD 100															TOTAL MARKET OB/XF VALUE 20,293											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 150,350											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 402,913											
Fixtures	4	100															SOH/AGL Deduction 107,201											
Frame	03	MASONRY 100															ASSESSED VALUE 295,712											
Story Height	13	100															TOTAL EXEMPTION VALUE 0											
RMS	2	100															BASE TAXABLE VALUE 295,712											
Stories	1.	1. 100	TOTAL JUST VALUE 402,913																									
Units	0	100	NCON VALUE 0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE 121,089																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 280,131																									
Quality			03	Quality Level 03																								
DOR CODE			1100 STORES, 1 STORY																									
MAP NUM			MKT AREA										04															
NEIGHBORHOOD/LOC			4051.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,378	100	2,378	221,998																								
CAN	68	30	20	1,867																								
CAN	120	30	36	3,361																								
FST	110	50	55	5,135																								
TOTALS			2,676	2,489	232,360																							
EXTRA FEATURES			850836 US HWY 17, YULEE																									
BLD DATE			02/09/2018		KK		LGL DATE		04/01/2023		DCA																	
XF DATE			02/09/2018		KK		LAND DATE																					
INC DATE							AG DATE																					
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	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311												
2	0803	ASPHALT C	0	0	0	0	13,079.00	SF	2.00	2.00	100	1980	1980	3	50	13,079												
3	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	1980	1980	3	35	1,158												
4	0400	CONC CURB	0	0	0	0	71.00	LF	7.50	7.50	100	1976	1976	3	40	213												
5	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1980	1980	3	49	61												
6	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	1980	1980	3	100	100												
7	0978	SECURTY LT	0	0	0	0	6.00	UT	225.00	225.00	100	1976	1976	3	20	270												
8	0443	STK FNC 6'	0	0	0	0	23.00	LF	10.00	10.00	100	2007	2007	3	35	81												
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444												
10	0940	SHEDS/PORT	0	0	12	10	120.00	SF	18.30	18.30	100	2007	2007	3	35	769												
LAND DESCRIPTION			TOTAL OB/XF 16,486																									
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	001100	C	STORE 1FLR	0	0004	CI	150.00	200.00	30,070.00	SF		1.00	1.00	1.00	5.00	5.00	150,350											
REVIEW DATE 02/09/2018 BY KK Total Acres: 0.00 Total Land Value: 150,350 Market: 0 Agricultural: 0 Common: 150,350 PRINTED 08/02/2023 BY SYS																												

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