

LOT 2
IN OR 2196/176
US 17 COMMERCIAL PARK PB 6/259

BOE'S AUTO REPAIR INC/
85161-1 COMMERCIAL PARK DR
YULEE, FL 32097

2023

42-2N-27-438U-0002-0000



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										
Exterior Wall	25	MOD METAL 100	2501	06	8,904	80.7959	71.30	634,855	2003	2003	0	0	0	16.00	84.00	VALUATION BY STANDARD									
Roof Structur	10	STEEL FRME 100	1 SERV SHOP - 0% - 0													Heated Area: 7585									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	01	MINIMUM 100																							
Interior Floo	03	CONC FINSH 100																							
Ceiling	02	F.NOT SUS 100																							
Air Condition	01	NONE 100																							
Heating Type	01	NONE 100																							
Plumbing	14	100																							
Frame	05	STEEL 100																							
Story Height	15	100																							
RMS	7	100																							
Stories	1.	1. 100																							
Class	00	. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
DOR CODE			2500 REPAIR SERVICE																						
MAP NUM			MKT AREA													04									
NEIGHBORHOOD/LOC			4081.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
AOF	704	185	1,302	77,980																					
AOF	70	185	130	7,786																					
AOF	150	185	278	16,650																					
AOF	190	185	352	21,082																					
AOF	320	185	592	35,456																					
AOF	70	185	130	7,786																					
BAS	2,336	100	2,336	139,908																					
BAS	3,600	100	3,600	215,611																					
PTO	275	5	14	838																					
PTO	345	5	17	1,018																					
TOTALS	9,594		8,904	533,278																					
EXTRA FEATURES					85161 COMMERCIAL PARK DR, YULEE																				
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	6001	ROLLUP DR	0	0	0	5.00	UT	400.00	400.00	100	2003	2003	3	22	440										
2	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	2003	2003	3	22	176										
3	0803	ASPHALT C	0	0	0	11,538.00	SF	2.00	2.00	100	2003	2003	3	54	12,461										
4	0400	CONC CURB	0	0	0	219.00	LF	15.00	15.00	100	2003	2003	3	88	2,891										
5	0812	CONCRETE C	0	0	60	3,480.00	SF	4.00	4.00	100	2003	2003	3	84	11,693										
6	0812	CONCRETE C	0	0	60	2,520.00	SF	4.00	4.00	100	2003	2003	3	84	8,467										
7	0443	STK FNC 6'	0	0	0	484.00	LF	10.00	10.00	100	2003	2003	3	22	1,065										
8	0464	FNC GT 10'	0	0	0	4.00	UT	437.50	437.50	100	2003	2003	3	64	1,120										
9	0978	SECURTY LT	0	0	0	7.00	UT	450.00	450.00	100	2003	2003	3	64	2,016										
10	0351	CARPORT MT	0	0	21	420.00	SF	10.00	10.00	100	2014	2014	3	70	2,940										
LAND DESCRIPTION					TOTAL OB/XF 43,269																				
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	0004	CI	0.00	0.00	43,700.00	SF		1.00	1.00	1.00	2.50	2.50	109,250								
REVIEW DATE 09/03/2020 BY KK Total Acres: 0.00 Total Land Value: 109,250 Market: 0 Agricultural: 0 Common: 109,250 PRINTED 08/02/2023 BY SYS																									

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