LOTS 54 & 55
IN OR 2296/902
EX R/W IN OR 210/435

BWT PROPERTY MANAGEMENT INC
1121 BAISDEN RD
JACKSONVILLE, FL 32218

2023

52-3N-27-4890-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

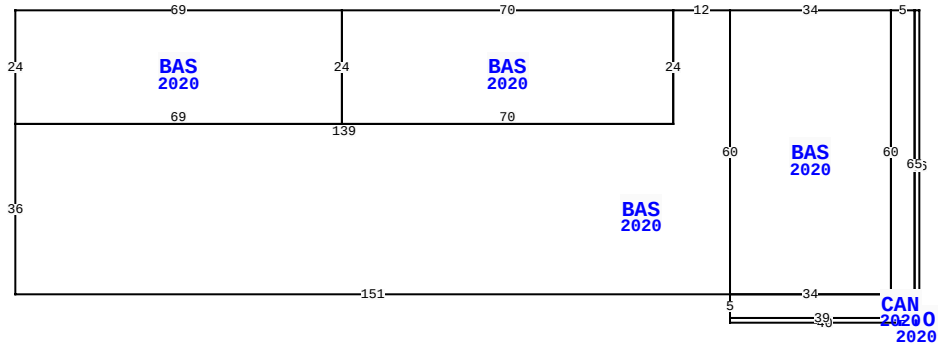
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		20 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	144,910
BAS	1,680	100	1,680	147,010
BAS	2,040	100	2,040	178,513
BAS	5,724	100	5,724	500,885
CAN	495	30	148	12,951
PTO	105	5	5	438
TOTALS	11,700		11,253	984,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	11,253	100.1533	88.39	994,653	2020	2020	0	0	0	1.00	99.00

1 SERV SHOP - 0% - 0 Heated Area: 11100 HX Base Yr



463367 SR 200, YULEE

BLD DATE	04/05/2021 KK	LGL DATE	
XF DATE	04/05/2021 KK	LAND DATE	04/05/2021 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,580,034
TOTAL MARKET OB/XF VALUE	115,432
TOTAL LAND VALUE - MARKET	685,091
TOTAL MARKET VALUE	2,380,557
SOH/AGL Deduction	383,001
ASSESSED VALUE	1,997,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,997,556
TOTAL JUST VALUE	2,380,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,224,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001308	NEW CONSTR-UNIT B	104,122	03/31/2020
20000651	NEW CONSTR-BLDG #	455,474	02/20/2020
19007283	NEW CONSTR	1,100,960	09/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/0902	8/07/2019	SW	U	V	11	100
GRANTOR: TIRE OUTLET DIRECT LL						
GRANTEE: BWT PROPERTY MANAGE						
2245/0735	12/21/2018	SW	Q	V	01	375,000
GRANTOR: LANDRUM EARL L JR						
GRANTEE: TIRE OUTLET DIRECT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W1 CAN=[YR=2020] W5BAS=[YR=2020] W34 BAS=[YR=2020] W12 BAS=[YR=2020] W70 BAS=[YR=2020] W69 S24 E69 N24$ S24 E70 N24$ S24 W139 S36 E151 N60$ S60 E34 N60$ S60 W34 S5 E39 N65$ S65 W39 S1 E40 N66$.

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
1	0803	ASPHALT C	0	0	0	0	24,902.00	SF	2.00	2.00	100	2020	2020	3	88	43,828	
2	0400	CONC CURB	0	0	0	0	763.00	LF	15.00	15.00	100	2020	2020	3	99	11,331	
3	0424	CL FNC 6'	0	0	0	0	44.00	LF	23.00	23.00	100	2020	2020	3	98	992	
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2020	2020	3	98	686	
5	0810	CONCRETE A	0	0	19	10	190.00	SF	6.50	6.50	100	2020	2020	3	99	1,223	
6	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	2020	2020	3	99	609	
7	0422	CL FNC 4'	0	0	0	0	322.00	LF	15.00	15.00	100	2020	2020	3	98	4,733	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
9	0811	CONCRETE B	0	0	24	24	600.00	SF	5.20	5.20	100	2020	2020	3	99	3,089	
10	0810	CONCRETE A	0	0	56	5	280.00	SF	6.50	6.50	100	2020	2020	3	99	1,802	

TOTAL OB/XF 68,587

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	002500	C	SRVC SHOPS	0		CG	160.00	457.00	101,495.00	SF		1.00	1.00	0.90	7.50	6.75	685,091							

REVIEW DATE 04/05/2021 BY KK Total Acres: 0.00 Total Land Value: 685,091 Market: 0 Agricultural: 0 Common: 685,091 PRINTED 08/02/2023 BY SYS

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EX R/W IN OR 210/435

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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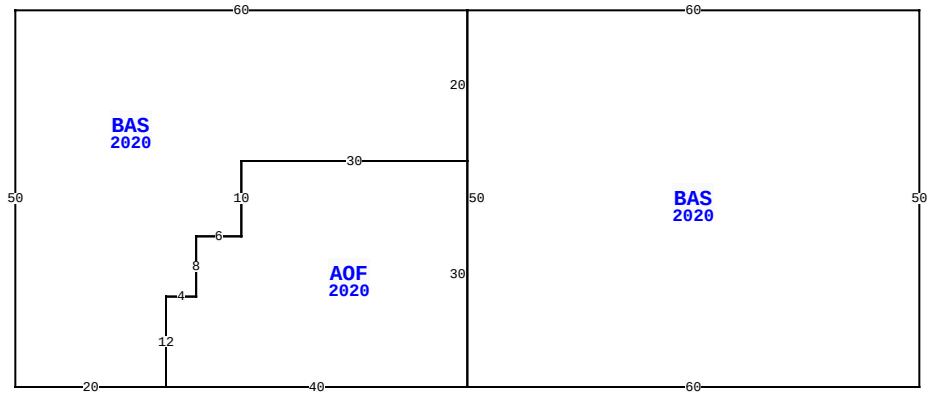
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		19 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,068	185	1,976	170,291
BAS	1,932	100	1,932	166,499
BAS	3,000	100	3,000	258,539
TOTALS	6,000		6,908	595,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	6,908	98.6406	87.05	601,341	2020	2020	0	0	0	1.00	99.00

2 SERV SHOP – 0% - 0 Heated Area: 6000 HX Base Yr



463367 SR 200, YULEE

BLD DATE	04/05/2021 KK	LGL DATE	
XF DATE	04/05/2021 KK	LAND DATE	04/05/2021 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,580,034
TOTAL MARKET OB/XF VALUE	115,432
TOTAL LAND VALUE - MARKET	685,091
TOTAL MARKET VALUE	2,380,557
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ASSESSED VALUE	1,997,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,997,556
TOTAL JUST VALUE	2,380,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,224,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/0902	8/07/2019	SW	U	V	11	100
GRANTOR: TIRE OUTLET DIRECT LL						
GRANTEE: BWT PROPERTY MANAGE						
2245/0735	12/21/2018	SW	Q	V	01	375,000
GRANTOR: LANDRUM EARL L JR						
GRANTEE: TIRE OUTLET DIRECT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 BAS=[YR=2020] W60 S50 E20 AOF=[YR=2020] E40 N30 W30 S10 W6 S8 W4 S12$ N12 E4 N8 E6 N10 E30 N20$ S50 E60 N50$.

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
11	0812	CONCRETE C	0	0	0	0	1,735.00	SF	4.00	4.00	100	2020	2020	3	99	6,871	
12	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2020	2020	3	100	1,500	
13	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2020	2020	3	98	4,851	
14	4950	BOLLARD	0	0	0	0	23.00	UT	100.00	100.00	100	2020	2020	3	100	2,300	
15	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2020	2020	3	99	99	
16	6001	ROLLUP DR	0	0	0	0	11.00	UT	400.00	400.00	100	2020	2020	3	93	4,092	
17	0811	CONCRETE B	0	0	150	6	900.00	SF	5.20	5.20	100	2020	2020	3	99	4,633	
18	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2020	2020	3	93	1,116	
19	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2020	2020	3	100	800	
20	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2020	2020	3	98	2,646	

TOTAL OB/XF 28,908

LAND DESCRIPTION

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 04/05/2021 BY KK Total Acres: 0.00 Total Land Value: 685,091 Market: 0 Agricultural: 0 Common: 685,091 PRINTED 08/02/2023 BY SYS

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TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	04/05/2021	KK	LGL DATE
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TOTAL EXEMPTION VALUE	0
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NCON VALUE	0
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: BWT PROPERTY MANAGE						
2245/0735	12/21/2018	SW	Q	V	01	375,000
GRANTOR: LANDRUM EARL L JR						
GRANTEE: TIRE OUTLET DIRECT						

BUILDING NOTES

BUILDING DIMENSIONS

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
21	0811	CONCRETE B	0	0	127	6	762.00	SF	5.20	5.20	100	2020	2020	3	99	3,923	
22	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2020	2020	3	95	1,976	
23	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2020	2020	3	99	248	
24	0422	CL FNC 4'	0	0	0	0	257.00	LF	15.00	15.00	100	2020	2020	3	98	3,778	
25	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
26	0422	CL FNC 4'	0	0	0	0	257.00	LF	15.00	15.00	100	2020	2020	3	98	3,778	
27	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
28	0443	STK FNC 6'	0	0	0	0	272.00	LF	10.00	10.00	100	2020	2020	3	93	2,530	
29	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2020	2020	3	93	1,116	

TOTAL OB/XF 17,937

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

REVIEW DATE 04/05/2021 BY KK Total Acres: 0.00 Total Land Value: 685,091 Market: 0 Agricultural: 0 Common: 685,091 PRINTED 08/02/2023 BY SYS