PT OR 2215/1447
BEING PARCEL C
ESMT PT OR 468/424

DAVIS YULEE 2 LLC/
2600 MAIN STREET
GAINESVILLE, FL 32609

2024

25-2N-28-0000-0002-0160

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		13 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

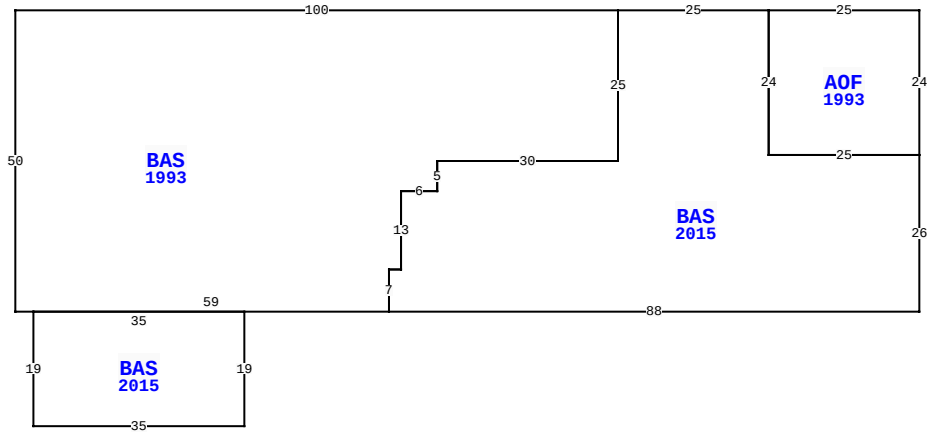
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	600	100	600	27,311
BAS	4,116	100	4,116	187,354
BAS	665	100	665	30,270
BAS	2,784	100	2,784	126,723
TOTALS	8,165		8,165	371,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	04	8,165	53.5194	52.32	427,193	1986	2009	0	0	0	13.00	87.00

2 VEH SALE/R – 0% - 0 Heated Area: 8165 HX Base Yr



464037 SR 200, YULEE

BLD DATE	04/28/2022	KK	LGL DATE
XF DATE	04/28/2022	KK	LAND DATE 04/28/2022 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,748,268
TOTAL MARKET OB/XF VALUE	607,238
TOTAL LAND VALUE - MARKET	1,376,100
TOTAL MARKET VALUE	3,731,606
SOH/AGL Deduction	548,294
ASSESSED VALUE	3,183,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,183,312
TOTAL JUST VALUE	3,731,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,826,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530996	RICK KEFFER DODGE	11,699	08/01/2015
E1529048	RICK KEFFER DODGE	17,700	04/01/2015
M1520634	H/AC	0	01/01/2015
B1429497	DEMOSFR	13,000	10/01/2014
B1429039	ADDITION	2,284,414	07/01/2014
R11267	REPAIR/RRF	800	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/1447	8/01/2018	SW	Q	I	05	5,200,000
GRANTOR: RICK KEFFER DODGE CHR						
GRANTEE: DAVIS YULEE 2 LLC						
0807/1501	9/25/1997	WD	U	I	09	900,000
GRANTOR: DOERNBACH ROBERT C						
GRANTEE: RICK KEFFER DODGE C						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1993] W25 BAS=[YR=2015] W25 BAS=[YR=1993] W100 S50 E3 BAS=[YR=2015] S19 E35 N19 W35$ E59 N7 E2 N13 E6 N5 E30 N25$ S25 W30 S5 W6 S13 W2 S7 E88 N26 W25 N24$ S24 E25 N24$.

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	0972	ST LGHT UN	0	0	0	0	23.00	UT	1,897.50	1,897.50	100	2015	2015	3	89	38,842	
2	0975	ST LT/ARM	0	0	0	0	22.00	UT	375.00	375.00	100	2015	2015	3	89	7,343	
3	0812	CONCRETE C	0	0	0	0	28,893.00	SF	4.00	4.00	100	1987	1987	3	52	60,097	
4	0400	CONC CURB	0	0	0	0	588.00	LF	15.00	15.00	100	1987	1987	3	62	5,468	
5	0351	CARPORT MT	0	0	32	24	768.00	SF	10.00	10.00	100	1996	1996	3	20	1,536	
6	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	1996	1996	3	20	480	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1986	1986	3	24	108	
8	6001	ROLLUP DR	0	0	0	0	12.00	UT	400.00	400.00	100	2015	2015	3	70	3,360	
9	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2015	2015	3	70	560	
10	4950	BOLLARD	0	0	0	0	30.00	UT	100.00	100.00	100	2015	2015	3	100	3,000	

TOTAL OB/XF 120,794

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		PUD	0.00	0.00	211,700.00	SF		1.00	1.00	1.00	6.50	6.50	1,376,050							
2	009602	C	RETENTION PO	0		PUD	0.00	0.00	0.50	AC		1.00	1.00	1.00	100.00	100.00	50							

REVIEW DATE 04/28/2022 BY KK Total Acres: 0.50 Total Land Value: 1,376,100 Market: 0 Agricultural: 0 Common: 1,376,100 PRINTED 08/06/2024 BY SYS

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GAINESVILLE, FL 32609

2024

25-2N-28-0000-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

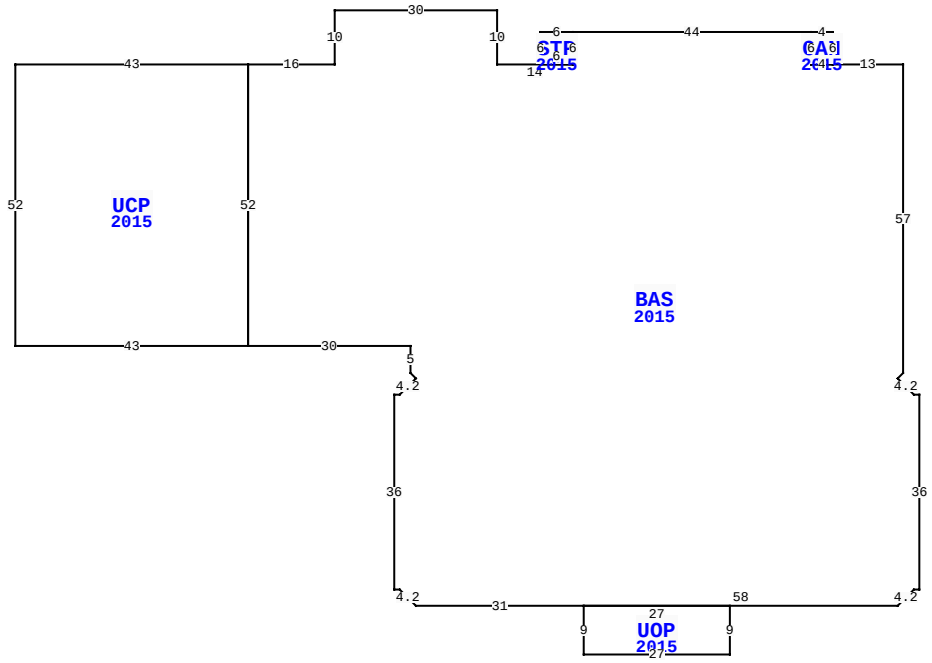
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	28	GLASS THRM 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	05	STEEL 100
Story Height		18 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
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
BAS	11,445	100	11,445	1,318,215
CAN	24	30	7	807
STP	36	10	4	461
UCP	2,236	20	447	51,485
UOP	243	20	49	5,644
TOTALS	13,984		11,952	1,376,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	04	11,952	125.3498	122.53	1,464,479	2015	2015	0	0	0	6.00	94.00

5 VEH SALE/R – 0% - 0 Heated Area: 11445 HX Base Yr



464037 SR 200, YULEE

BLD DATE	04/28/2022	KK	LGL DATE		
XF DATE	04/28/2022	KK	LAND DATE	04/28/2022	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,748,268
TOTAL MARKET OB/XF VALUE	607,238
TOTAL LAND VALUE - MARKET	1,376,100
TOTAL MARKET VALUE	3,731,606
SOH/AGL Deduction	548,294
ASSESSED VALUE	3,183,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,183,312
TOTAL JUST VALUE	3,731,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,826,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21039	REMODEL	40,000	02/01/2008
B20701	REMODEL	36,548	10/01/2007
M015050	CHNGE SRVC	0	05/01/2001
B9401399	ADDITION	175,400	10/01/1994
94-01399	ADDITION	175,400	10/01/1994
6991	XFOB	1,550	02/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/1447	8/01/2018	SW	Q	I	05	5,200,000
GRANTOR: RICK KEFFER DODGE CHR						
GRANTEE: DAVIS YULEE 2 LLC						
0807/1501	9/25/1997	WD	U	I	09	900,000
GRANTOR: DOERNBACH ROBERT C						
GRANTEE: RICK KEFFER DODGE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W1 U3 L3 U1 R1 N57 W13 CAN=[YR=2015] N6 W4 S6 E4$ W4 N6 W44 STP=[YR=2015] W6 S6 E6 N6 $ S6 W14 N10 W30 S10 W16 UCP=[YR=2015] W43 S52 E43 N52$ S52 E30 S5 D1 R1 D3 L3 W1 S36 E1 D3 R3 E31 UOP=[YR=2015] S9 E27 N9 W27$ E58 U3 R3 E1 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
11	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2015	2015	3	89	801	
12	0351	CARPORT MT	0	0	18	15	270.00	SF	10.00	10.00	100	2015	2015	3	70	1,890	
13	1123	CB 8"	0	0	0	0	124.00	SF	6.15	6.15	100	2015	2015	3	95	724	
14	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2015	2015	3	100	200	
15	0819	CONC 12"	0	0	22	24	528.00	SF	9.50	9.50	100	1987	1987	3	52	2,608	
16	0400	CONC CURB	0	0	0	0	48.00	LF	15.00	15.00	100	1987	1987	3	62	446	
17	0462	ST/AL FNC	0	0	0	0	88.00	SF	10.00	10.00	100	1987	1987	3	20	176	
18	0819	CONC 12"	0	0	7	7	49.00	SF	9.50	9.50	100	2015	2015	3	95	442	
19	4950	BOLLARD	0	0	0	0	32.00	UT	100.00	100.00	100	2015	2015	3	100	3,200	
20	0443	STK FNC 6'	0	0	0	0	304.00	LF	10.00	10.00	100	2015	2015	3	70	2,128	

TOTAL OB/XF 12,615

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 04/28/2022 BY KK Total Acres: 0.50 Total Land Value: 1,376,100 Market: 0 Agricultural: 0 Common: 1,376,100 PRINTED 08/06/2024 BY SYS

PT OR 2215/1447
BEING PARCEL C
ESMT PT OR 468/424

DAVIS YULEE 2 LLC/
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GAINESVILLE, FL 32609

2024

25-2N-28-0000-0002-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,748,268
TOTAL MARKET OB/XF VALUE	607,238
TOTAL LAND VALUE - MARKET	1,376,100
TOTAL MARKET VALUE	3,731,606
SOH/AGL Deduction	548,294
ASSESSED VALUE	3,183,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,183,312
TOTAL JUST VALUE	3,731,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,826,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6940	ADDITION	3,700	01/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/1447	8/01/2018	SW	Q	I	05	5,200,000
GRANTOR: RICK KEFFER DODGE CHR						
GRANTEE: DAVIS YULEE 2 LLC						
0807/1501	9/25/1997	WD	U	I	09	900,000
GRANTOR: DOERNBACH ROBERT C						
GRANTEE: RICK KEFFER DODGE C						

BLD DATE	04/28/2022	KK	LGL DATE	
XF DATE	04/28/2022	KK	LAND DATE	04/28/2022 KK
INC DATE			AG DATE	

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	0505	FLAGPOLE A	0	0	0	0	18.00	LF	50.00	50.00	100	2015	2015	3	70	630	
22	0811	CONCRETE B	0	0	0	0	602.00	SF	5.20	5.20	100	2015	2015	3	95	2,974	
23	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	100	2015	2015	3	89	3,605	
24	1126	CB/STC 8"	0	0	0	0	199.00	SF	8.00	8.00	100	2015	2015	3	95	1,512	
25	0812	CONCRETE C	0	0	0	0	77,736.00	SF	4.00	4.00	100	2015	2015	3	95	295,397	
26	0812	CONCRETE C	0	0	0	0	24,429.00	SF	4.00	4.00	100	2015	2015	3	95	92,830	
27	0400	CONC CURB	0	0	0	0	2,092.00	LF	15.00	15.00	100	2015	2015	3	97	30,439	
28	0400	CONC CURB	0	0	0	0	756.00	LF	15.00	15.00	100	2015	2015	3	97	11,000	
29	0812	CONCRETE C	0	0	0	0	1,340.00	SF	4.00	4.00	100	2015	2015	3	95	5,092	
30	0812	CONCRETE C	0	0	0	0	2,763.00	SF	4.00	4.00	100	2015	2015	3	95	10,499	

TOTAL OB/XF 453,978

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 04/28/2022 BY KK Total Acres: 0.50 Total Land Value: 1,376,100 Market: 0 Agricultural: 0 Common: 1,376,100 PRINTED 08/06/2024 BY SYS

PT OR 2215/1447
BEING PARCEL C
ESMT PT OR 468/424

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2024

25-2N-28-0000-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,748,268
TOTAL MARKET OB/XF VALUE	607,238
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,183,312
TOTAL JUST VALUE	3,731,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,826,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	04/28/2022	KK	LGL DATE		
XF DATE	04/28/2022	KK	LAND DATE	04/28/2022	KK
INC DATE			AG DATE		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/1447	8/01/2018	SW	Q	I	05	5,200,000
GRANTOR: RICK KEFFER DODGE CHR						
GRANTEE: DAVIS YULEE 2 LLC						
0807/1501	9/25/1997	WD	U	I	09	900,000
GRANTOR: DOERNBACH ROBERT C						
GRANTEE: RICK KEFFER DODGE C						

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
31	0858	SCULP CONC	0	0	0	0	524.00	SF	13.00	13.00	100	2015	2015	3	99	6,744	
32	0400	CONC CURB	0	0	0	0	93.00	LF	15.00	15.00	100	2015	2015	3	97	1,353	
33	0812	CONCRETE C	0	0	0	0	3,042.00	SF	4.00	4.00	100	2015	2015	3	95	11,560	
34	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2015	2015	3	97	194	

LAND DESCRIPTION

TOTAL OB/XF 19,851

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 04/28/2022 BY KK Total Acres: 0.50 Total Land Value: 1,376,100 Market: 0 Agricultural: 0 Common: 1,376,100 PRINTED 08/06/2024 BY SYS