



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 50
Exterior Wall	20 FACE BRICK 50
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 50
Roof Cover	12 MODULAR MT 50
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 80
Interior Floor	11 CLAY TILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	20 100
RMS	7 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	2500 REPAIR SERVICE

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERV SHOP - 0%	- 2023										Heated Area: 4700	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		651,656	
TOTAL MARKET OB/XF VALUE		59,646	
TOTAL LAND VALUE - MARKET		901,692	
TOTAL MARKET VALUE		1,612,994	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,612,994	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,612,994	
TOTAL JUST VALUE		1,612,994	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,635,798	

MAP NUM	MKT AREA	04		
NEIGHBORHOOD/LOC 4058.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	720	100	720	90,403
BAS	1,320	100	1,320	165,739
BAS	2,660	100	2,660	333,990
CAN	60	30	18	2,260
UBM	1,350	35	472	59,264
TOTALS	6,110		5,190	651,656

BLD DATE	10/06/2022	HS	LGL DATE	
XF DATE	10/06/2022	HS	LAND DATE	
INC DATE			AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012535	NEW CONSTR-AUTO R	411,444	09/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/1341	2/02/2022	WD Q	Q	I	01	2,200,000
GRANTOR: EXPRESS OIL CHANGE LL						
GRANTEE: MJK YULEE LLC						
2494/1044	9/07/2021	WD Q	Q	V	01	780,000
GRANTOR: CHESTER ROAD LAND TRU						
GRANTEE: EXPRESS OIL CHANGE						

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
1	0803	ASPHALT C	0	0	0	0	18,079.00	SF	2.00	2.00	100	2022	2022	3	90	32,542	
2	0812	CONCRETE C	0	0	0	0	916.00	SF	4.00	4.00	100	2022	2022	3	100	3,664	
3	1123	CB 8"	0	0	2	5	10.00	SF	6.15	6.15	100	2022	2022	3	100	62	
4	0400	CONC CURB	0	0	0	0	798.00	LF	15.00	15.00	100	2022	2022	3	100	11,970	
5	4950	BOLLARD	0	0	0	0	32.00	UT	100.00	100.00	100	2022	2022	3	100	3,200	
6	1123	CB 8"	0	0	0	0	52.00	SF	6.15	6.15	100	2022	2022	3	100	320	
7	0812	CONCRETE C	0	0	0	0	220.00	SF	4.00	4.00	100	2022	2022	3	100	880	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2022	2022	3	99	1,188	
9	6001	ROLLUP DR	0	0	0	0	12.00	UT	400.00	400.00	100	2022	2022	3	97	4,656	
10	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2022	2022	3	97	1,164	

LAND DESCRIPTION														TOTAL OB/XF										
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		IW	0.00	0.00	43,560.00	SF		1.00	1.00	1.15	18.00	20.70	901,692							

BUILDING NOTES													
BAS=[YR=2022] W60 S15 AOF=[YR=2022] E16 S45 W2 CAN=[YR=2022] S5 W12 N5 E12\$ W14 N5 BAS=[YR=2022] W44 N30 E44 S30\$ N40\$ E16 S40 E44 N55\$ PTR= E60 UBM=[YR=2022] W45 S30 E45 N30\$ W60\$.													

REVIEW DATE 10/06/2022 BY HS																																			
Total Acres: 0.00						Total Land Value: 901,692						Market: 0						Agricultural: 0						Common: 901,692						PRINTED 08/06/2024 BY SYS					