

PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

AF3 LLC
P.O. BOX 56678
JACKSONVILLE, FL 32216

2024

38-2N-27-0000-0001-0170



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	28 GLASS THRM 30
Roof Structur	09 RIDGE FRME 100
Roof Cover	02 ROLL COMP 70
Roof Cover	03 STAND SEAM 30
Interior Wall	15 DRYWALL 100
Interior Floo	03 CONC FINSH 50
Interior Floo	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	64 100
Frame	05 STEEL 100
Story Height	15 100
RMS	49 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	1600COMMUNITY SHOPPING
MAP NUM	
	MKT AREA 04
NEIGHBORHOOD/LOC	4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	102,566
BAS	1,280	100	1,280	102,566
BAS	1,280	100	1,280	102,566
BAS	1,696	100	1,696	135,901
BAS	1,950	100	1,950	156,254
BAS	2,048	100	2,048	164,106
BAS	2,200	100	2,200	176,286
BAS	2,310	100	2,310	185,101
BAS	2,560	100	2,560	205,133
BAS	3,605	100	3,605	288,869
TOTALS	26,385		24,997	2,003,009

EXTRA FEATURES	
L N	OB/XF CODE
2	4950 BOLLARD
3	1123 CB 8"
4	0972 ST LGHT UN
5	0975 ST LT/ARM
6	0966 FIRE SPRNK
7	0400 CONC CURB
8	0812 CONCRETE C
9	0424 CL FNC 6'
10	0463 FENCE GATE
11	0462 ST/AL FNC

LAND DESCRIPTION	
L N	USE CODE
1	001600 C SH CTR COM

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1601	04	24,997	117.4058	133.55	3,338,349	2006	2010	0	0	0 40.00	60.00
1 COMNTYSHOP - 0% - 0											
Heated Area: 24401											
HX Base Yr											
** This building has 13 Sub-Areas											
463646 SR 200, YULEE											
BLD DATE		01/12/2021		KK		LGL DATE		01/12/2021		KK	
XF DATE		01/12/2021		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
2	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2006	2006	3	100	900	
3	1123	CB 8"	0	0	38	0	228.00	SF	6.15	6.15	100	2006	2006	3	87	1,220	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	69	6,983	
5	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	2006	2006	3	69	1,380	
6	0966	FIRE SPRNK	0	0	0	0	24,401.00	SF	3.00	3.00	100	2006	2006	3	87	63,687	
7	0400	CONC CURB	0	0	0	0	1,296.00	LF	15.00	15.00	100	2006	2006	3	90	17,496	
8	0812	CONCRETE C	0	0	0	0	2,595.00	SF	4.00	4.00	100	2006	2006	3	87	9,031	
9	0424	CL FNC 6'	0	0	0	0	237.00	LF	20.00	20.00	100	2006	2006	3	69	3,271	
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	
11	0462	ST/AL FNC	0	0	0	0	1,812.00	SF	10.00	10.00	100	2006	2006	3	44	7,973	

LAND DESCRIPTION	
L N	USE CODE
1	001600 C SH CTR COM

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION SUMMARY	
VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,634,537
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,293,171
SOH/AGL Deduction	1,533,371
ASSESSED VALUE	1,759,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,759,800
TOTAL JUST VALUE	3,293,171
NCON VALUE	0
INCOME VALUE	3,293,171
PREVIOUS YEAR MKT VALUE	3,293,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240007645	INTERNALLY ILLUMI	3,564	06/27/2024
SU240005120	RACEWAY MOUNTED C	6,200	04/29/2024
SU240001231	INTERNALLY ILLUMI	5,300	02/01/2024
230008411	CO FOR FARAH & F		01/26/2024
230015310	BUILDOUT FARAH &	214,261	11/30/2023
20008740	BLD OUT-#7 CHIROP	133,374	11/09/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1852/0258	3/29/2013	WD Q	I	01	
GRANTOR: 463646 STATE ROAD 200					
GRANTEE: AF3 LLC					
1720/1485	1/21/2011	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: 463646 STATE ROAD 2					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=304,64] W64 N52 W8 N12 E72 S64 \$	
BAS=[YR=2006;ORIG=212,0] W45 S64 S7 S8 E10 S2 E25 N2 E10 N8 N7 N64 \$	
BAS=[YR=2006;ORIG=107,0] E40 S64 W40 N64 \$	
BAS=[YR=2006;ORIG=10,0] E45 S18 W20 S46 S14 W25 N78 \$	
BAS=[YR=2006;ORIG=75,0] W20 S18 W20 S46 E40 N64 \$	
BAS=[YR=2006;ORIG=75,0] E32 S64 W32 N64 \$	
BAS=[YR=2006;ORIG=369,0] W25 S64 S14 E25 N78 \$	
BAS=[YR=2006;ORIG=240,64] W28 N64 E20 S12 E8 S52 \$	
BAS=[YR=2006;ORIG=147,0] E20 S64 W20 N64 \$	
BAS=[YR=2006;ORIG=304,0] E20 S64 W20 N64 \$	
BAS=[YR=2006;ORIG=324,0] E20 S64 W20 N64 \$	

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REVIEW DATE 02/21/2024 BY HS Total Acres: 0.00 Total Land Value: 658,634 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS