

IN OR 2038/608
R568144 & R568145 & R622392
PARCELS 14-17 14-18 & 14-19

CASTLE USED CARS INC/
5225 BEACH BLVD
JACKSONVILLE, FL 32207

2024

38-2N-27-0000-0014-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		7 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 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	732	100	732	12,447
TOTALS	732		732	12,447

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	0811	CONCRETE B	0	0	28	32	896.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,539	
2	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1986	1986	3	24	1,120	
3	0300	BOAT DCK W	0	0	0	0	380.00	SF	40.00	40.00	100	1991	1991	3	20	3,040	
4	0351	CARPORT MT	0	0	20	20	400.00	SF	8.50	8.50	100	1993	1993	3	20	680	
5	0351	CARPORT MT	0	0	20	10	200.00	SF	8.50	8.50	100	1993	1993	3	20	340	
6	0351	CARPORT MT	0	0	31	20	620.00	SF	8.50	8.50	100	1996	1996	3	20	1,054	
7	0810	CONCRETE A	0	0	31	22	682.00	SF	6.50	6.50	100	1996	1996	3	72	3,192	
8	0803	ASPHALT C	0	0	0	0	6,834.00	SF	2.00	2.00	100	2008	2008	3	62	8,474	
9	1129	STONE 8"	0	0	0	0	613.00	SF	15.75	15.75	100	2008	2008	3	97	9,365	
10	1129	STONE 8"	0	0	10	0	20.00	SF	15.75	15.75	100	2008	2008	3	97	306	

LAND DESCRIPTION			TOTAL OB/XF 30,110														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	002700	C	AUTO SALES	0		CG	200.00	540.00	120,226.00	SF		1.00	1.00	1.00	4.00	4.00	480,904
2	009605	C	WETLANDS	0		CG	0.00	0.00	0.96	AC		1.00	1.00	1.00	1,000.00	1,000.00	960

REVIEW DATE 07/14/2021 BY KK

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	732	69.5520	56.68	41,490	1973	1973	0	0	0	70.00	30.00
1 MH OFFICE - 0% - 0 Heated Area: 732 HX Base Yr												
12 61 61 12 BAS 1997												
463493 SR 200, YULEE												
BLD DATE		07/14/2021		KK		LGL DATE		07/14/2021		KK		07/14/2021 KK
XF DATE		07/14/2021		KK		LAND DATE						
INC DATE						AG DATE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	28	32	896.00	SF	5.20	5.20	100	1988
2	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1986
3	0300	BOAT DCK W	0	0	0	0	380.00	SF	40.00	40.00	100	1991
4	0351	CARPORT MT	0	0	20	20	400.00	SF	8.50	8.50	100	1993
5	0351	CARPORT MT	0	0	20	10	200.00	SF	8.50	8.50	100	1993
6	0351	CARPORT MT	0	0	31	20	620.00	SF	8.50	8.50	100	1996
7	0810	CONCRETE A	0	0	31	22	682.00	SF	6.50	6.50	100	1996
8	0803	ASPHALT C	0	0	0	0	6,834.00	SF	2.00	2.00	100	2008
9	1129	STONE 8"	0	0	0	0	613.00	SF	15.75	15.75	100	2008
10	1129	STONE 8"	0	0	10	0	20.00	SF	15.75	15.75	100	2008

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	002700	C	AUTO SALES	0		CG	200.00	540.00	120,226.00	SF		1.00
2	009605	C	WETLANDS	0		CG	0.00	0.00	0.96	AC		1.00

Total Acres: 0.96 Total Land Value: 481,864 Market: 0 Agricultural: 0 Common: 481,864

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		120,378	
TOTAL MARKET OB/XF VALUE		31,453	
TOTAL LAND VALUE - MARKET		481,864	
TOTAL MARKET VALUE		633,695	
SOH/AGL Deduction		0	
ASSESSED VALUE		633,695	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		633,695	
TOTAL JUST VALUE		633,695	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		634,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21690	FLAG POLE	2,000	07/01/2008
B21361	DECK	8,280	04/01/2008
9217	MH MOVE-ON	3,700	03/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/0608	3/29/2016	SW U	I	I	12	491,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: CASTLE USED CARS IN						
1984/1557	6/10/2015	CT U	I	I	18	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1997] W61 S12 E61 N12\$.												

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2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD									
Exterior Wall	26	0820		02	1,686	108.0000	75.60	127,462	1983	1983	0	0	0	70.00	30.00	Tax Group: 4				Tax Dist:									
Roof Structur	03															BUILDING MARKET VALUE				120,378									
Roof Cover	03															TOTAL MARKET OB/XF VALUE				31,453									
Interior Wall	04															TOTAL LAND VALUE - MARKET				481,864									
Interior Floo	08															TOTAL MARKET VALUE				633,695									
Interior Floo	14															SOH/AGL Deduction				0									
Air Condition	03															ASSESSED VALUE				633,695									
Heating Type	04															TOTAL EXEMPTION VALUE				0									
Bedrooms																BASE TAXABLE VALUE				633,695									
Bathrooms																TOTAL JUST VALUE				633,695									
Frame	02															NCON VALUE				0									
Stories	1.															INCOME VALUE													
Units																PREVIOUS YEAR MKT VALUE				634,903									

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