

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2589/1197
(EX PT IN OR 1709/872 &

BFC PROPERTY HOLDINGS INC
P O BOX 23627
JACKSONVILLE, FL 32241-3627

2024

42-2N-27-0000-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100

Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	279	100	279	40,221
BAS	1,162	100	1,162	167,514
BAS	3,625	100	3,625	522,580
CAN	105	30	32	4,613
CAN	105	30	32	4,613
TOTALS	5,276		5,130	739,541

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	41,684.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	1,739.00	LF	15.00
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00
4	0462	ST/AL FNC	0	0	84	1	84.00	SF	10.00
5	0972	ST LGHT UN	0	0	0	0	14.00	UT	2,530.00
6	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00
7	1123	CB 8"	0	0	33	1	33.00	SF	6.15
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
9	0351	CARPORT MT	0	0	33	22	726.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001020	C	COMM HWY	0		CG	0.00	0.00	127,630.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2603	04	5,130	102.7874	144.16	739,541	2023	2023	0	0	0.00	100.00
1 FULLCARWSH - 0% - 2024 Heated Area: 5066 HX Base Yr											

85887 MINER RD, YULEE

BLD DATE	06/11/2024	REA	LGL DATE
XF DATE			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
1	0812	CONCRETE C	0	0	0	0	41,684.00	SF	4.00	4.00	100	2024	2023		100	166,736	
2	0400	CONC CURB	0	0	0	0	1,739.00	LF	15.00	15.00	100	2024	2023		100	26,085	
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2024	2023		100	600	
4	0462	ST/AL FNC	0	0	84	1	84.00	SF	10.00	10.00	100	2024	2023		100	840	
5	0972	ST LGHT UN	0	0	0	0	14.00	UT	2,530.00	2,530.00	100	2024	2023		100	35,420	
6	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2024	2023		100	3,000	
7	1123	CB 8"	0	0	33	1	33.00	SF	6.15	6.15	100	2024	2023		100	203	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
9	0351	CARPORT MT	0	0	33	22	726.00	SF	10.00	10.00	100	2024	2023		100	7,260	

TOTAL OB/XF									
240,744									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		739,541	
TOTAL MARKET OB/XF VALUE		240,744	
TOTAL LAND VALUE - MARKET		893,410	
TOTAL MARKET VALUE		1,873,695	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,873,695	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,873,695	
TOTAL JUST VALUE		1,873,695	
NCON VALUE		980,285	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		914,760	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015932	CAR WASH	1,201,258	10/24/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2589/1197	9/06/2022	SW	U	V	11
GRANTOR: BFC PROPERTY ACQUISIT					
GRANTEE: BFC PROPERTY HOLDIN					
2224/1574	9/20/2018	QC	U	V	11
GRANTOR: MORRIS WANDA C & GLEN					
GRANTEE: BFC PROPERTY ACQUIS					

BUILDING NOTES									
BAS=[YR=2024;ORIG=-20,10] E145 S2 S21 S2 W6 W31 W102 W6 N2 N21 N2 \$									
AOF=[YR=2024;ORIG=88,35] E31 S9 W31 N9 \$									
BAS=[YR=2024;ORIG=-14,35] S12 E14 N1 E31 S1 E12 N1 E31 S1 E14 N3 N9 W102 \$									
CAN=[YR=2024;ORIG=-25,12] E5 S21 W5 N21 \$									
CAN=[YR=2024;ORIG=125,12] E5 S21 W5 N21 \$									