PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 1363/1891 (EX DOT R/W)

SAFAR JIHAD/
463192 STATE ROAD 200
YULEE, FL 32097

**2024**

**42-2N-27-0000-0041-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 10 | TERRAZZO 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

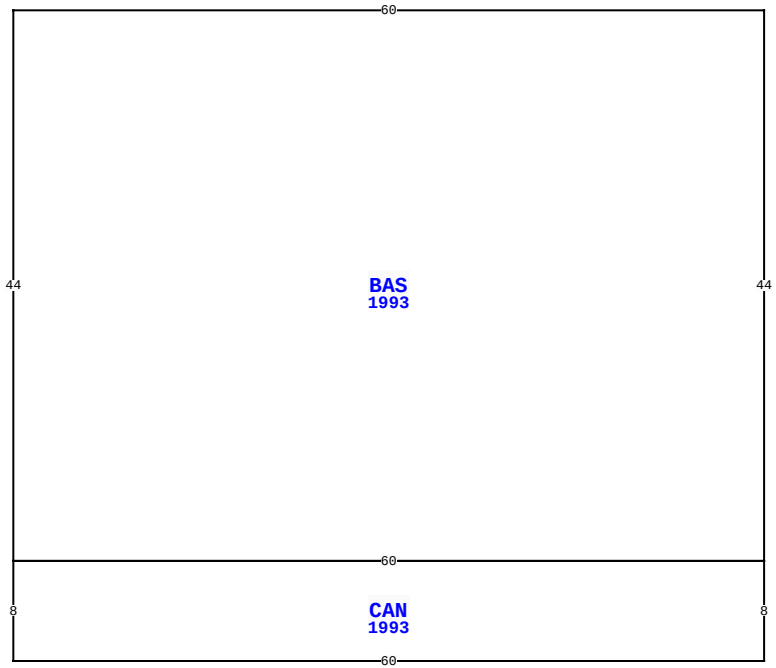
DOR CODE 1410 CONVENIENCE STORES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,640 | 100 | 2,640 | 110,015 |
| CAN | 480 | 30 | 144 | 6,001 |
| TOTALS | 3,120 | | 2,784 | 116,016 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1402 | 04 | 2,784 | 80.0280 | 101.64 | 282,966 | 1975 | 1983 | 0 | 0 | 0 | 59.00 | 41.00 |

1 CONVESTORE – 0% - 0 Heated Area: 2640 HX Base Yr




463192 SR 200, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 08/19/2021 | KK | LGL DATE | |
| XF DATE | 08/19/2021 | KK | LAND DATE | 08/19/2021 KK |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 116,016 |
| TOTAL MARKET OB/XF VALUE | 6,242 |
| TOTAL LAND VALUE - MARKET | 152,250 |
| TOTAL MARKET VALUE | 274,508 |
| SOH/AGL Deduction | 43,667 |
| ASSESSED VALUE | 230,841 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 230,841 |
| TOTAL JUST VALUE | 274,508 |
| NCON VALUE | 0 |
| INCOME VALUE | 10 |
| PREVIOUS YEAR MKT VALUE | 265,161 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21005773 | REPAIR | 3,500 | 05/06/2021 |
| 3173 | H/AC | 3,685 | 10/11/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1363/1891 | 11/02/2005 | WD | U | I | 12 | 350,000 |
| GRANTOR: DUVAL-ATLANTIC PROPER | | | | | | |
| GRANTEE: SAFAR JIHAD | | | | | | |
| 0745/0339 | 11/30/1995 | WD | Q | I | | 140,000 |
| GRANTOR: PAINE FREDERICK S & B | | | | | | |
| GRANTEE: DUVAL-ATLANTIC PROP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S44 CAN=[YR=1993] S8 E60 N8 W60$ E60 N44$.

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 7,789.00 | SF | 1.20 | 1.20 | 100 | 1980 | 1980 | 3 | 50 | 4,673 | |
| 2 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 1975 | 1975 | 3 | 100 | 600 | |
| 3 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 1.00 | UT | 25.00 | 25.00 | 100 | 1975 | 1975 | 3 | 36 | 9 | |
| 4 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 6.00 | UT | 450.00 | 450.00 | 100 | 1980 | 1980 | 3 | 20 | 540 | |
| 5 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 3.00 | UT | 400.00 | 400.00 | 100 | 2008 | 2008 | 3 | 35 | 420 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,242

| 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 | 001410 | C | CONV STORE | 0 | 0004 | CG | 100.00 | 150.00 | 20,300.00 | SF | | 1.00 | 1.00 | 1.00 | 7.50 | 7.50 | 152,250 | | | | | | | |

REVIEW DATE 08/19/2021 BY KK Total Acres: 0.00 Total Land Value: 152,250 Market: 0 Agricultural: 0 Common: 152,250 PRINTED 08/06/2024 BY SYS