

PT JOHN LOW GRANT
SEC 42-2N-27E PAR 51-1 PT
OR 951/1634 & PT OR 1260/1358

FKP LTD/
219 N NEWMAN STREET
JACKSONVILLE, FL 32202

2024

42-2N-27-0000-0051-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4													
Exterior Wall	19	COMMON BRK 100	1101	04	2,489	127.4490	181.61	452,027	1976	1976	0	0	0	50.00	50.00	VALUATION BY STANDARD												
Roof Structur	09	RIDGE FRME 100	1 RETAILSTOR - 0% - 0													Heated Area: 2378 HX Base Yr												
Roof Cover	04	BUILT-UP 100															Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 226,014											
Interior Floo	11	CLAY TILE 100															TOTAL MARKET OB/XF VALUE 19,742											
Ceiling	01	FIN.SUSPD 100															TOTAL LAND VALUE - MARKET 150,350											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 396,106											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 70,823											
Fixtures	4	100															ASSESSED VALUE 325,283											
Frame	03	MASONRY 100															TOTAL EXEMPTION VALUE 0											
Story Height	13	100															BASE TAXABLE VALUE 325,283											
RMS	2	100															TOTAL JUST VALUE 396,106											
Stories	1.	1. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE 121,089																									
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 402,913																									
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
DOR CODE			1100 STORES, 1 STORY																									
MAP NUM			MKT AREA										04															
NEIGHBORHOOD/LOC			4051.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,378	100	2,378	215,935																								
CAN	68	30	20	1,816																								
CAN	120	30	36	3,269																								
FST	110	50	55	4,995																								
TOTALS			2,676		2,489	226,014																						
EXTRA FEATURES					850836 US HWY 17, YULEE																							
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	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311												
2	0803	ASPHALT C	0	0	0	0	13,079.00	SF	2.00	2.00	100	1980	1980	3	50	13,079												
3	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,075												
4	0400	CONC CURB	0	0	0	0	71.00	LF	7.50	7.50	100	1976	1976	3	38	202												
5	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1980	1980	3	46.5	58												
6	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	1980	1980	3	100	100												
7	0978	SECURTY LT	0	0	0	0	6.00	UT	225.00	225.00	100	1976	1976	3	20	270												
8	0443	STK FNC 6'	0	0	0	0	23.00	LF	10.00	10.00	100	2007	2007	3	31	71												
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432												
10	0940	SHEDS/PORT	0	0	12	10	120.00	SF	18.30	18.30	100	2007	2007	3	31	681												
LAND DESCRIPTION					TOTAL OB/XF 16,279																							
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	001100	C	STORE 1FLR	0	0004	CI	150.00	200.00	30,070.00	SF		1.00	1.00	1.00	5.00	5.00	150,350											
REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,350 Market: 0 Agricultural: 0 Common: 150,350 PRINTED 08/06/2024 BY SYS																												

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