

LOT 2
IN OR 2196/176
US 17 COMMERCIAL PARK PB 6/259

BOE'S AUTO REPAIR INC/
85161-1 COMMERCIAL PARK DR
YULEE, FL 32097

2024

42-2N-27-438U-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 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
Plumbing	14 100
Frame	05 STEEL 100
Story Height	15 100
RMS	7 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	2500 REPAIR SERVICE

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4081.00
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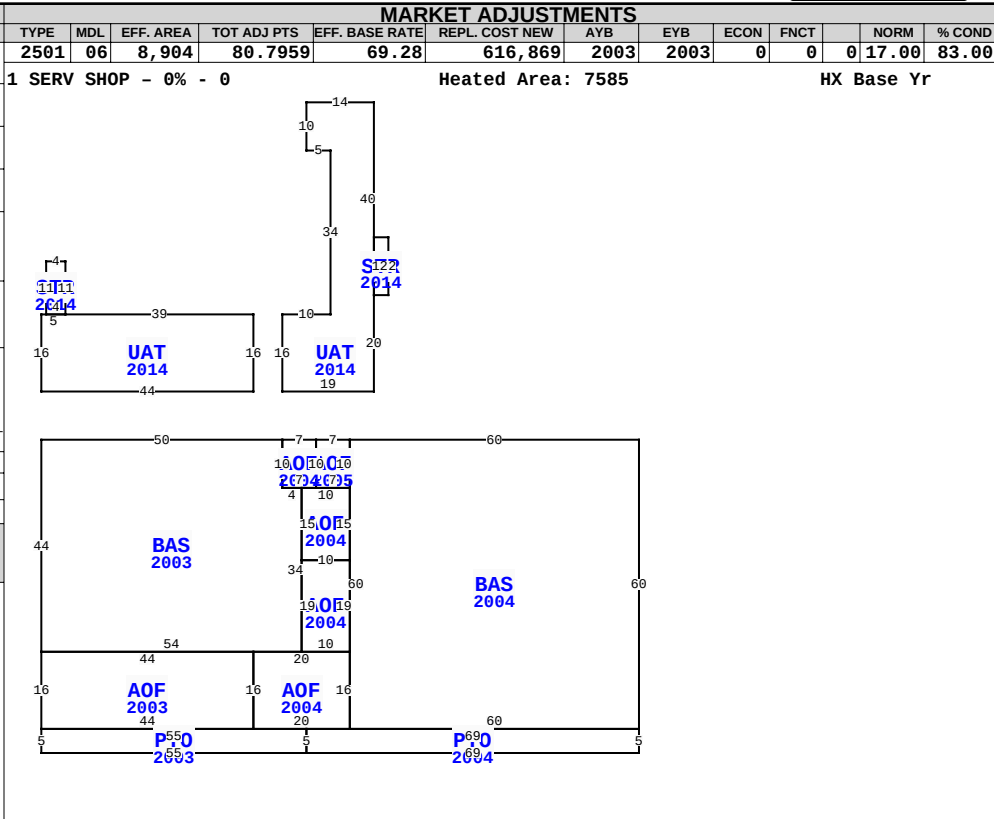
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	704	185	1,302	74,868
AOF	70	185	130	7,475
AOF	150	185	278	15,986
AOF	190	185	352	20,241
AOF	320	185	592	34,042
AOF	70	185	130	7,475
BAS	2,336	100	2,336	134,326
BAS	3,600	100	3,600	207,009
PTO	275	5	14	805
PTO	345	5	17	978
TOTALS	9,594		8,904	512,001

EXTRA FEATURES	
L N	OB/XF CODE

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	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2003	2003	3	21	420	
2	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2003	2003	3	21	168	
3	0803	ASPHALT C	0	0	0	0	11,538.00	SF	2.00	2.00	100	2003	2003	3	52	12,000	
4	0400	CONC CURB	0	0	0	0	219.00	LF	15.00	15.00	100	2003	2003	3	87	2,858	
5	0812	CONCRETE C	0	0	60	58	3,480.00	SF	4.00	4.00	100	2003	2003	3	83	11,554	
6	0812	CONCRETE C	0	0	60	42	2,520.00	SF	4.00	4.00	100	2003	2003	3	83	8,366	
7	0443	STK FNC 6'	0	0	0	0	484.00	LF	10.00	10.00	100	2003	2003	3	21	1,016	
8	0464	FNC GT 10'	0	0	0	0	4.00	UT	437.50	437.50	100	2003	2003	3	61	1,068	
9	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2003	2003	3	61	1,922	
10	0351	CARPORT MT	0	0	21	20	420.00	SF	10.00	10.00	100	2014	2014	3	65	2,730	

LAND DESCRIPTION	
L N	USE CODE

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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	43,700.00	SF		1.00	1.00	1.00	3.00	3.00	131,100							



** This building has 14 Sub-Areas

85161 COMMERCIAL PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	09/03/2020
INC DATE		AG DATE	KK

TOTAL OB/XF		42,102
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			512,001
TOTAL MARKET OB/XF VALUE			53,528
TOTAL LAND VALUE - MARKET			131,100
TOTAL MARKET VALUE			696,629
SOH/AGL Deduction			171,064
ASSESSED VALUE			525,565
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			525,565
TOTAL JUST VALUE			696,629
NCON VALUE			3,880
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			700,665
ALSO OWNS LOT 3_OVERFLOW VEHICLE PARKING/STORAGE			
BLDG:1:2: BOE'S AUTO REPAIR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036394	NEW CONSTR	0	01/01/2003
B0310664	NEW CONSTR	43,000	01/01/2003
B0310781	NEW CONSTR	592,500	01/01/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2196/0176	5/08/2018	SW Q I 01	450,000
GRANTOR: HOLLAND-ZELL PARTNERS			
GRANTEE: BOE'S AUTO REPAIR I			
1711/1539	11/18/2010	WD U I 11	100
GRANTOR: ZELL DONALD D			
GRANTEE: HOLLAND-ZELL PARTNE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2004] W60AOF=[YR=2005] W7AOF=[YR=2004]			
W7BAS=[YR=2003] W50S44AOF=[YR=2003] S16 PTO=[YR=2003]			
S5E5N5PTO=[YR=2004] S5E6N5 W69\$W55\$E44AOF=[YR=2004]			
E20N16W20 S16\$N16W44\$E54N34W4N10\$S10E7 N10\$S10E7AOF=[YR=2004]			
W10S15E10 AOF=[YR=2004] W10S19E10N19\$N15\$N10\$ S60E60N60\$			
PTR=N10W55 UAT=[YR=2014] N20STR=[YR=2014] E3N12W3S12\$N40W14			
S10E5S34W10S16E19\$ W25 UAT=[YR=2014] N16 W39STR=[YR=2014]			
N11W4 S11E4\$W5S16E44\$E25E5S5S10\$.			

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