

BLOCK 2 TRACT E
IN OR 1566/332
YULEE HEIGHTS SUB PB 3/47A

CARTER THOMAS S & KIMBERLY D/
PO BOX 239
YULEE, FL 32041-0239

2024

42-2N-27-4400-0002-000E



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	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	8 100
Frame	05 STEEL 100
Story Height	13 100
RMS	4 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	2700 VEH SALE/REPAIR

MAP NUM	2700	MKT AREA	04
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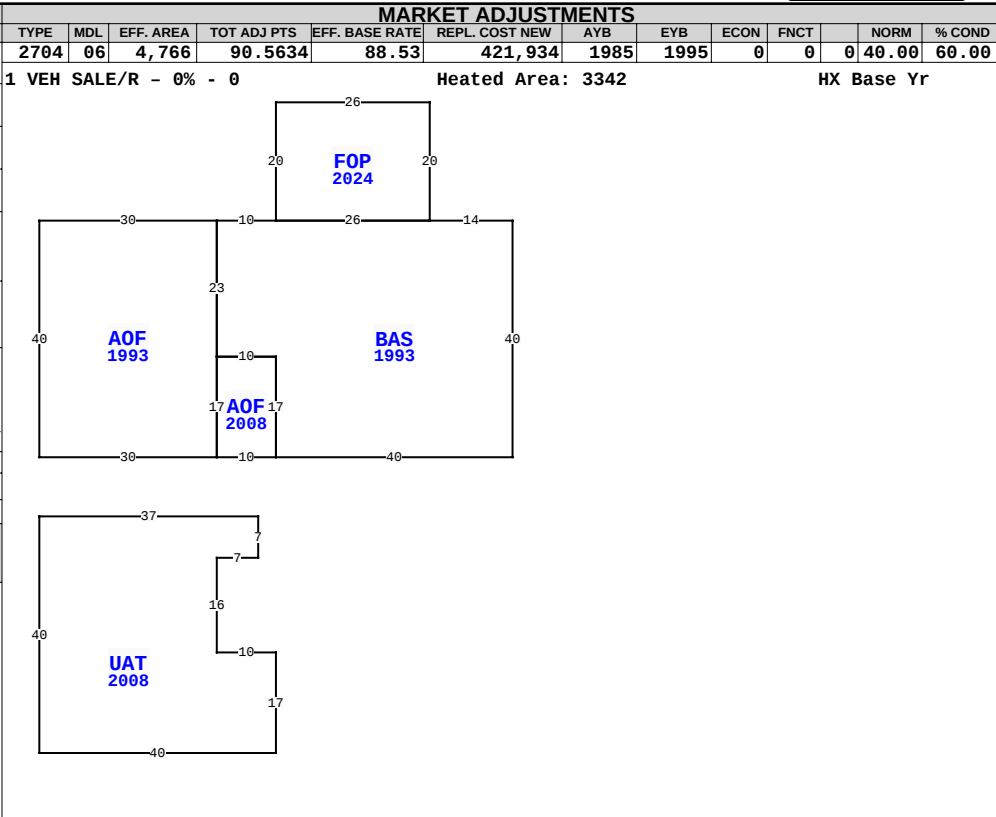
NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,200	185	2,220	117,922
AOF	170	185	314	16,679
BAS	1,830	100	1,830	97,206
FOP	520	50	260	13,811
UAT	1,419	10	142	7,543

TOTALS	5,139		4,766	253,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	5,336.00	SF	4.00
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00
3	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50
4	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
6	0424	CL FNC 6'	0	0	0	0	614.00	LF	20.00
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00
8	0681	POLE SHED	0	0	30	8	240.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002500	C	SRVC SHOPS	0	0004	CI	105.00	300.00	31,500.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024
INC DATE		AG DATE	KW

TOTAL OB/XF									
25,222									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		253,160	
TOTAL MARKET OB/XF VALUE		25,222	
TOTAL LAND VALUE - MARKET		94,500	
TOTAL MARKET VALUE		372,882	
SOH/AGL Deduction		48,547	
ASSESSED VALUE		324,335	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		324,335	
TOTAL JUST VALUE		372,882	
NCON VALUE		13,810	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,021	

BLDG:1:2: UAT2008 ABOVE AOF USED AS STG

BLDG:1:1: CARTER AUTO REPAIR

SOME GLASS FRONT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1566/0332	5/13/2008	WD	Q	I		450,000	
GRANTOR: JOHNSON SAMUEL E							
GRANTEE: CARTER THOMAS S & K							
0618/1126	2/07/1991	WD	U	I	05	87,500	
GRANTOR: FLEET FINANCE & MORT							
GRANTEE: JOHNSON SAMUEL E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W14 W26 W10 S23 E10 S17 E40 N40 \$									
UAT=[YR=2008;ORIG=-80,50] S40 E40 N17 W10 N16 E7 N7 W37 \$									
AOF=[YR=1993;ORIG=-50,0] W30 S40 E30 N17 N23 \$									
AOF=[YR=2008;ORIG=-50,40] E10 N17 W10 S17 \$									
FOP=[YR=2024;ORIG=-40,0] E26 N20 W26 S20 \$									