

TRACT 7
EX ESMT OR 587/671
YULEE SOUTH PB 5/224

ADVANCED TOWING & RECOVERY LLC/
95215 RAINTREE LN
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4607-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 70
Interior Wall	05 DRYWALL 30
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	2 100
Frame	05 STEEL 100
Story Height	15 100
RMS	2 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	2500REPAIR SERVICE

MAP NUM	MKT AREA	04
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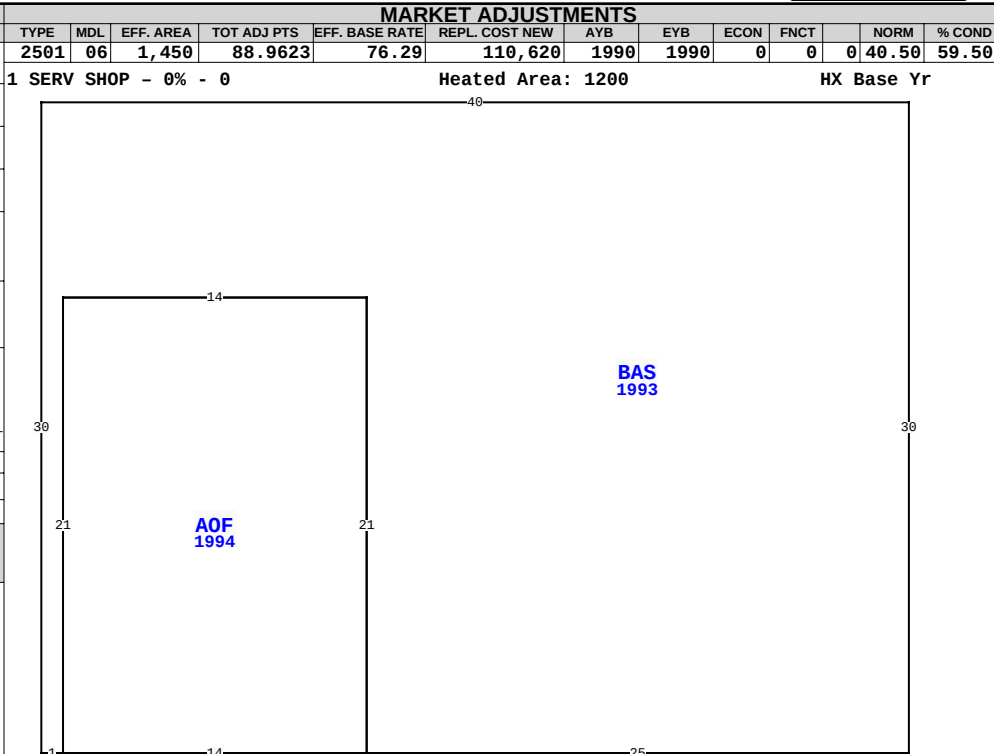
NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	294	185	544	24,694
BAS	906	100	906	41,126

TOTALS	1,200	1,450	65,819
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	127	24		3,048.00	SF 2.00	2.00	40
2	0430	CL FNC 6B	0	0	0	0		233.00	LF 9.70	9.70	100
3	6001	ROLLUP DR	0	0	0	0		2.00	UT 400.00	400.00	100
4	0978	SECURTY LT	0	0	0	0		4.00	UT 450.00	450.00	100
5	0811	CONCRETE B	0	0	24	24		576.00	SF 5.20	5.20	100
6	0424	CL FNC 6'	0	0	0	0		146.00	LF 20.00	20.00	100
7	0424	CL FNC 6'	0	0	0	0		121.00	LF 20.00	20.00	100
8	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00	350.00	100
9	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00	350.00	100
10	0424	CL FNC 6'	0	0	0	0		197.00	LF 20.00	20.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	115,000.00	SF	1.00
2	009600	C	WASTELAND	0	0004	CI	0.00	0.00	1.13	AC	1.00



BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	06/16/2021
INC DATE			AG DATE	

850700 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	0803	ASPHALT C	0	0	127	24		3,048.00	SF 2.00	2.00	40	1990	1990	3	20	1,219
2	0430	CL FNC 6B	0	0	0	0		233.00	LF 9.70	9.70	100	2005	2005	3	66	1,492
3	6001	ROLLUP DR	0	0	0	0		2.00	UT 400.00	400.00	100	1990	1990	3	20	160
4	0978	SECURTY LT	0	0	0	0		4.00	UT 450.00	450.00	100	2000	2000	3	52	936
5	0811	CONCRETE B	0	0	24	24		576.00	SF 5.20	5.20	100	2000	2000	3	79	2,366
6	0424	CL FNC 6'	0	0	0	0		146.00	LF 20.00	20.00	100	2005	2005	3	66	1,927
7	0424	CL FNC 6'	0	0	0	0		121.00	LF 20.00	20.00	100	2020	2020	3	96	2,323
8	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00	350.00	100	2020	2020	3	96	672
9	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00	350.00	100	2020	2020	3	96	672
10	0424	CL FNC 6'	0	0	0	0		197.00	LF 20.00	20.00	100	2019	2019	3	95	3,743

TOTAL OB/XF											
15,510											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		65,819	
TOTAL MARKET OB/XF VALUE		56,002	
TOTAL LAND VALUE - MARKET		347,825	
TOTAL MARKET VALUE		469,646	
SOH/AGL Deduction		219,816	
ASSESSED VALUE		249,830	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		249,830	
TOTAL JUST VALUE		469,646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6500	CHNGE SRVC	2,100	02/16/1990
6229	NEW CONSTR	40,850	01/18/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2324/1554	11/20/2019	SW	U	I	37
GRANTOR: HOLLAND-ZELL PARTNERS					
GRANTEE: ADVANCED TOWING & R					
1693/1017	8/13/2010	QC	U	I	11
GRANTOR: CANTRELL HEYWARD AS R					
GRANTEE: HOLLAND-ZELL PARTNE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S30 E1 AOF=[YR=1994] E14 N21 W14 S21\$ N21 E14 S21 E25 N30\$.											

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