

PURE AUTO CENTERS LLC
463140 SR 200
YULEE, FL 32097

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT		CD	15		CONC BLOCK 100		2501		04	6,050		93.3240		80.03		484,182		2019		2019		0		0		2.00		98.00		VALUATION BY		STANDARD																	
Exterior Wall		04	WOOD TRUSS 100		1 SERV SHOP - 0% - 0		Heated Area: 6050		HX Base Yr																				Tax Group: 4		Tax Dist:																		
Roof Cover		03	COMP SHNGL 100																										BUILDING MARKET VALUE		474,498																		
Interior Wall		05	DRYWALL 100																										TOTAL MARKET OB/XF VALUE		108,633																		
Interior Floor		03	CONC FINSH 100																										TOTAL LAND VALUE - MARKET		389,860																		
Ceiling		01	FIN.SUSPD 100																										TOTAL MARKET VALUE		972,991																		
Air Condition		01	NONE 100																										SOH/AGL Deduction		216,635																		
Heating Type		01	NONE 100																										ASSESSED VALUE		756,356																		
Fixtures		03	9 100																										TOTAL EXEMPTION VALUE		0																		
Frame		03	MASONRY 100																										BASE TAXABLE VALUE		756,356																		
Story Height		14	100																										TOTAL JUST VALUE		972,991																		
RMS		1.	5 100																										NCON VALUE		0																		
Stories		1.	1. 100																										INCOME VALUE																				
Units		0	100																										PREVIOUS YEAR MKT VALUE		994,841																		
Occupancy		00	OWNER OCC 100																																														
Quality		04	Quality Level 04																																														
DOR CODE		2500	REPAIR SERVICE																																														
MAP NUM			MKT AREA																																														
NEIGHBORHOOD/LOC		4051.00																																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
AOF		955	100	955	74,900																																												
BAS		5,095	100	5,095	399,598																																												
TOTALS		6,050		6,050	474,498																																												
EXTRA FEATURES										463140 SR 200, YULEE										BLD DATE 04/02/2020 XF DATE 04/02/2020 INC DATE										KK KK LGL DATE LAND DATE AG DATE										04/01/2023 DCA									
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	0810	CONCRETE A	0	0	25	16	400.00	SF	6.50	6.50	100	2019	2019	3	98	2,548																																	
2	0810	CONCRETE A	0	0	96	5	480.00	SF	6.50	6.50	100	2019	2019	3	98	3,058																																	
3	0803	ASPHALT C	0	0	0	0	21,672.00	SF	2.00	2.00	100	2019	2019	3	84	36,409																																	
4	0402	CONC BUMPE	0	0	0	0	35.00	UT	25.00	25.00	100	2019	2019	3	99	866																																	
5	0810	CONCRETE A	0	0	24	9	216.00	SF	6.50	6.50	100	2019	2019	3	98	1,376																																	
6	0400	CONC CURB	0	0	0	0	168.00	LF	15.00	15.00	100	2019	2019	3	99	2,495																																	
7	0811	CONCRETE B	0	0	0	0	697.00	SF	5.20	5.20	100	2019	2019	3	98	3,552																																	
8	0812	CONCRETE C	0	0	0	0	2,260.00	SF	4.00	4.00	100	2019	2019	3	98	8,859																																	
9	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	2019	2019	3	98	1,519																																	
10	0810	CONCRETE A	0	0	0	0	346.00	SF	6.50	6.50	100	2019	2019	3	98	2,204																																	
LAND DESCRIPTION										TOTAL OB/XF										62,886																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	CG	0.00	0.00	77,972.00	SF		1.00	1.00	1.00	5.00	5.00	389,860																															

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4										
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
																							VALUATION BY										STANDARD									
																							Tax Group: 4										Tax Dist:									
																							BUILDING MARKET VALUE										474,498									
																							TOTAL MARKET OB/XF VALUE										108,633									
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																							SOH/AGL Deduction										216,635									
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																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										756,356									
																							TOTAL JUST VALUE										972,991									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										994,841									