

LOT 12
IN OR 1299/1161
ASKINS FIVE POINTS PB 0/58

PLANTATION CAR WASH INC
PO BOX 15068
FERNANDINA BEACH, FL 32035

2025

00-00-30-0120-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	29	NONE 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE		2610CAR WASH
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	7,467
BAS	320	100	1993	320	11,947
BAS	320	100	1993	320	11,947
BAS	320	100	1993	320	11,947
BAS	320	100	1993	320	11,947
TOTALS	1,480			1,480	55,256

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	10,160.00	SF	4.00	4.00	
2	0443	STK FNC 6'	0	0	0	0	116.00	LF	10.00	10.00	
3	1127	BRICK 8"	0	0	0	0	178.00	SF	11.00	11.00	
4	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	
5	0978	SECURTY LT	0	0	0	0	22.00	UT	450.00	450.00	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	
8	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	002500	C	SRVC SHOPS	0	0003	CI	100.00	105.00	12,495.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2604	04	1,480	57.8602	49.47	73,216	1983	1983	0	0	24.53	75.47
1 CAR/W SELF - 0% - 0				Heated Area: 1480				HX Base Yr			
16 20 BAS 1993 16 16 20 BAS 1993 16 16 20 BAS 1993 16 16 20 BAS 1993 16 16 20 BAS 1993 16											

BLD DATE	07/23/2018	KK	LGL DATE	
XF DATE	07/23/2018	KK	LAND DATE	04/04/2025
INC DATE			AG DATE	
		04/04/2025		

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	0812	CONCRETE C	0	0	0	0	10,160.00	SF	4.00	4.00	100	1983	1983	3	38	15,443	
2	0443	STK FNC 6'	0	0	0	0	116.00	LF	10.00	10.00	100	2006	2006	3	24	278	
3	1127	BRICK 8"	0	0	0	0	178.00	SF	11.00	11.00	100	1983	1983	3	77	1,508	
4	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	100	1990	1990	3	20	960	
5	0978	SECURTY LT	0	0	0	0	22.00	UT	450.00	450.00	100	1990	1990	3	27	2,673	
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	6,477	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	64	640	
8	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1985	1985	3	100	500	

TOTAL OB/XF											
28,479											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	002500	C	SRVC SHOPS	0	0003	CI	100.00	105.00	12,495.00	SF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						55,256					
TOTAL MARKET OB/XF VALUE						28,479					
TOTAL LAND VALUE - MARKET						187,425					
TOTAL MARKET VALUE						271,160					
SOH/AGL Deduction						33,019					
ASSESSED VALUE						238,141					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						238,141					
TOTAL JUST VALUE						271,160					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						242,903					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1299/1161	3/03/2005	WD	U	I	19	175,000			
GRANTOR: LANIER A LARRY									
GRANTEE: PLANTATION CAR WASH									
0489/0762	5/01/1986	WD	U	I		10,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 BAS=[YR=1993] W16 BAS=[YR=1993] W10 BAS=[YR=1993] W16 BAS=[YR=1993] W16 S20 E16 N20 \$ S20 E16 N20 \$ S20 E10 N20 \$ S20 E16 N20 \$ S20 E16 N20 \$.											