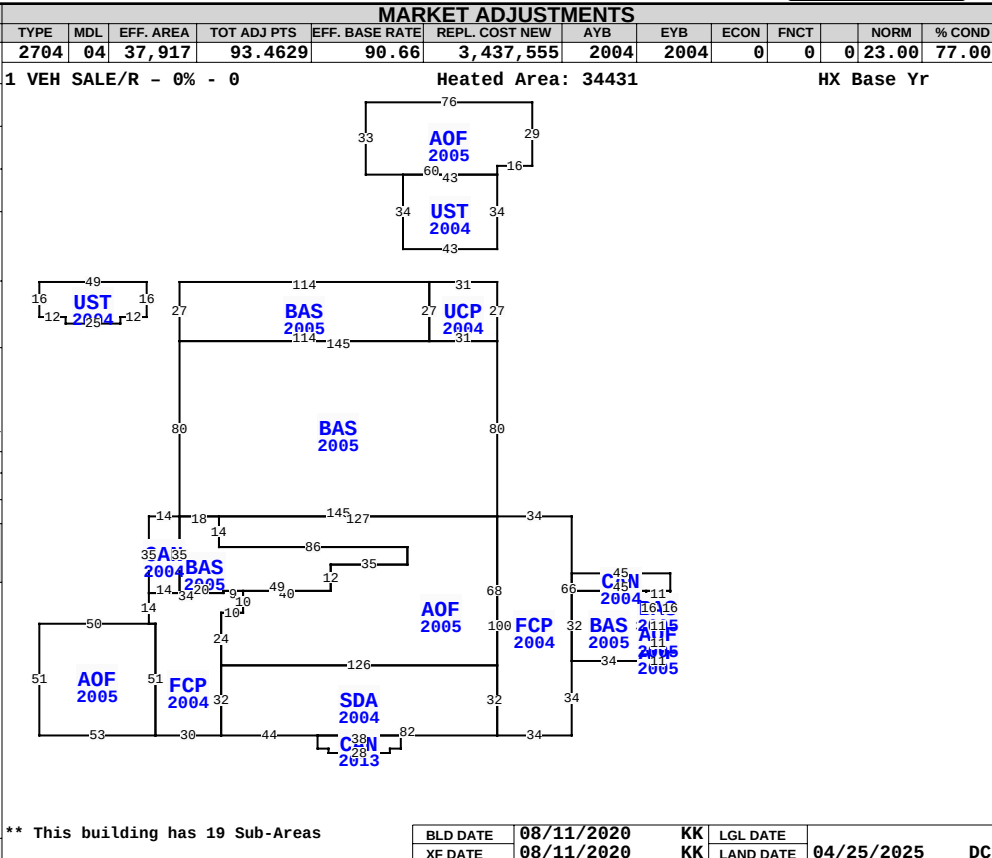




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	28	GLASS THRM 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FNISH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	24	100
Frame	03	MASONRY 100
Story Height		18 100
RMS		19 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	88	100	2005	88	6,143
AOF	88	100	2005	88	6,143
AOF	2,444	100	2005	2,444	170,611
AOF	2,703	100	2005	2,703	188,692
AOF	7,202	100	2005	7,202	502,758
BAS	176	100	2005	176	12,286
BAS	1,088	100	2005	1,088	75,951
BAS	1,932	100	2005	1,932	134,869
BAS	3,078	100	2005	3,078	214,869
BAS	11,600	100	2005	11,600	809,775
TOTALS	44,214			37,917	646,917



464054 SR 200, YULEE

BLD DATE	08/11/2020
XF DATE	08/11/2020
INC DATE	

KK	LGL DATE
KK	LAND DATE
	AG DATE

04/25/2025 DC

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,731,904	
TOTAL MARKET OB/XF VALUE		532,598	
TOTAL LAND VALUE - MARKET		2,043,287	
TOTAL MARKET VALUE		5,307,789	
SOH/AGL Deduction		136,187	
ASSESSED VALUE		5,171,602	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,171,602	
TOTAL JUST VALUE		5,307,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,337,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327283	REPAIR/RRF	400,000	06/01/2013
E1326276	REMODEL	0	06/01/2013
B21102	REMODEL	62,436	02/01/2008
B21105	REMODEL	25,000	02/01/2008
C20687	CO ISSUED	0	10/01/2007
R10808	REPAIR/RRF	5,000	10/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0803/0972	8/18/1997	WD	Q	V	
GRANTOR: WAAS WILLIAM THOMAS T					
GRANTEE: MAREL ENTERPRISES L					
0644/0040	12/13/1991	QC	Q	V	01
GRANTOR: WAAS WILLIAM THOMAS					
GRANTEE: WAAS WM TRUSTEE					

BUILDING NOTES									
UCP=[YR=2004] W31 BAS=[YR=2005] W114 S27 BAS=[YR=2005] S80 CAN=[YR=2004] W14 S35 FCP=[YR=2004] S14 AOF=[YR=2005] W50 S51 E53 N51 W3\$ E3 S51 E30 SDA=[YR=2004] E44 CAN=[YR=2013] S6 E5 S2 E28 N2 E5 N6 W38\$ E82 FCP=[YR=2004] E34 N34BAS=[YR=2005] E34 AOF=[YR=2005] E11 N8 AOF=[YR=2005] N8 BAS=[YR=2005] N16 CAN=[YR=2004] N8 W45 S8 E45\$ W11 S16 E11\$ W11 S8 E11\$ W11 S8\$ N32 W34 S32\$ N66 W34 S100\$ N32W126 S32\$ N32 AOF=[YR=2005] E126 N68 W127 BAS=[YR=2005] W18 S35 E20 N1 E49 N12 E35 N8 W86 N14\$ S14 E86 S8 W35 S12 W40 S10 W10 S24 \$ N24 E10 N10 W9 S1 W34\$ E14 N35\$ E145 N80 W145\$ E114 N27\$ S27 E31 N27\$ PTR=N15 UST=[YR=2004] N34 AOF=[YR=2005] N4 E16 N29 W76 S33 E60\$ W43 S34 E43\$ S15\$ PTR= W160 UST=[YR=2004]									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002700	C	AUTO SALES	0	0004	CI	0.00	0.00	302,700.00
2	009602	C	RETENTION PO	0		CI	0.00	0.00	0.62
TOTAL OB/XF 368,854									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002700	C	AUTO SALES	0	0004	CI	0.00	0.00	302,700.00
2	009602	C	RETENTION PO	0		CI	0.00	0.00	0.62
TOTAL OB/XF 368,854									

IN OR 803/972
ESMT IN OR 410/237
(EX ESMT IN OR 1182/63)

MAREL ENTERPRISES LIMITED/
P O BOX 15400
FERNANDINA BEACH, FL 32035

2025

25-2N-28-0000-0002-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	02	SHED 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		0 100			
Frame	05	STEEL 100			
Story Height		16 100			
RMS		1 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	2700	VEH SALE/REPAIR			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2008	2,050	84,987
TOTALS	2,050			2,050	84,987

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	2,050	54.9360	47.11	96,576	2008	2008	0	0	0 12.00	88.00

2 SERV SHOP - 0% - 0

Heated Area: 2050

HX Base Yr

**MAREL ENTERPRISES LIMITED/
P O BOX 15400
FERNANDINA BEACH, FL 32035**

25-2N-28-0000-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3										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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	