IN OR 2038/608
R568144 & R568145 & R622392
PARCELS 14-17 14-18 & 14-19

CASTLE USED CARS INC/
5225 BEACH BLVD
JACKSONVILLE, FL 32207

2025

38-2N-27-0000-0014-0170

BUILDING CHARACTERISTICS

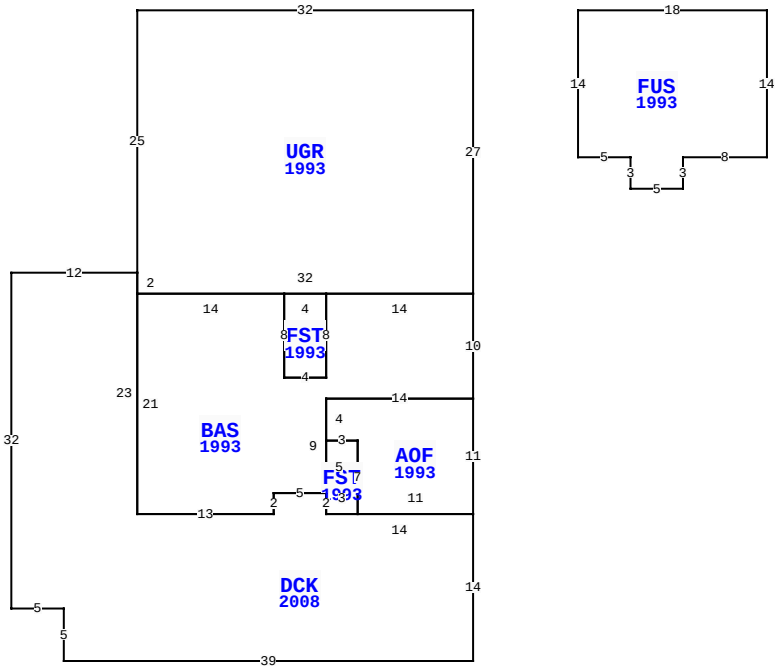
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	133	100	1993	133	6,885
BAS	476	100	1993	476	24,640
DCK	877	10	2008	88	4,556
FST	21	50	1993	10	518
FST	32	50	1993	16	828
FUS	267	100	1993	267	13,822
UGR	864	40	1993	346	17,911
TOTALS	2,670			1,336	69,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	04	1,336	106.7325	103.53	138,316	1984	1989	0	0	0	50.00	50.00

1 VEH SALE/R – 0% - 0 Heated Area: 876 HX Base Yr



463493 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE	02/20/2025 KWA	LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,776
TOTAL MARKET OB/XF VALUE	30,959
TOTAL LAND VALUE - MARKET	602,090
TOTAL MARKET VALUE	714,825
SOH/AGL Deduction	55,999
ASSESSED VALUE	658,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	658,826
TOTAL JUST VALUE	714,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	633,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21690	FLAG POLE	2,000	07/01/2008
B21361	DECK	8,280	04/01/2008
9217	MH MOVE-ON	3,700	03/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/0608	3/29/2016	SW	U	I	12	491,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: CASTLE USED CARS IN						
1984/1557	6/10/2015	CT	U	I	18	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W32 S25 DCK=[YR=2008] W12 S32 E5 S5 E39 N14 AOF=[YR=1993] N11 BAS=[YR=1993] N10 W14 FST=[YR=1993] W4 S8 E4 N8$ S8 W4 N8 W14 S21 E13 N2 E5 FST=[YR=1993] S2 E3 N7 W3 S5$ N9 E14$ W14 S4 E3 S7 E11$ W14 N2 W5 S2 W13 N23$ S2 E32 N27$ PTR= E10 FUS=[YR=1993] E18 S14 W8 S3W5N3W5N14$ W10 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	28	32	896.00	SF	5.20	5.20	100	1988	1988	3	52	2,423	
2	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1986	1986	3	23	1,073	
3	0300	BOAT DCK W	0	0	0	0	380.00	SF	40.00	40.00	100	1991	1991	3	20	3,040	
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	29.75	29.75	100	1993	1993	3	20	2,380	
6	0351	CARPORT MT	0	0	31	20	620.00	SF	8.50	8.50	100	1996	1996	3	20	1,054	
7	0810	CONCRETE A	0	0	31	22	682.00	SF	6.50	6.50	100	1996	1996	3	70	3,103	
8	0803	ASPHALT C	0	0	0	0	6,834.00	SF	2.00	2.00	100	2008	2008	3	60	8,201	
9	1129	STONE 8"	0	0	0	0	613.00	SF	15.75	15.75	100	2008	2008	3	97	9,365	
13	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 30,959

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002700	C	AUTO SALES	0		CG	200.00	540.00	120,226.00	SF		1.00	1.00	0.50	10.00	5.00	601,130							
2	009605	C	WETLANDS	0		CG	0.00	0.00	0.96	AC		1.00	1.00	1.00	1,000.00	1,000.00	960							

REVIEW DATE 02/25/2025 BY KWA Total Acres: 0.96 Total Land Value: 602,090 Market: 0 Agricultural: 0 Common: 602,090 PRINTED 07/30/2025 BY SYS

IN OR 2038/608
R568144 & R568145 & R622392
PARCELS 14-17 14-18 & 14-19

CASTLE USED CARS INC/
5225 BEACH BLVD
JACKSONVILLE, FL 32207

2025

38-2N-27-0000-0014-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		7 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

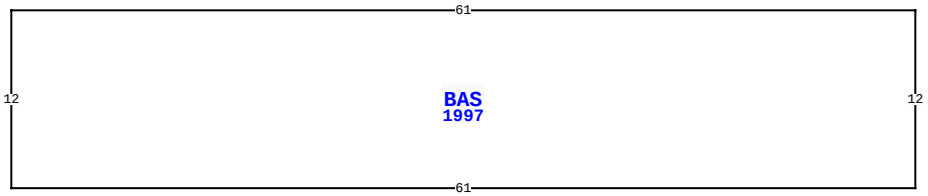
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1997	732	12,618
TOTALS	732			732	12,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	732	70.4970	57.46	42,061	1973	1973	0	0	0	70.00	30.00

2 MH OFFICE – 0% - 0 Heated Area: 732 HX Base Yr



463493 SR 200, YULEE

BLD DATE	02/20/2025	KWA	LGL DATE	04/25/2025	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,776
TOTAL MARKET OB/XF VALUE	30,959
TOTAL LAND VALUE - MARKET	602,090
TOTAL MARKET VALUE	714,825
SOH/AGL Deduction	55,999
ASSESSED VALUE	658,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	658,826
TOTAL JUST VALUE	714,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	633,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/0608	3/29/2016	SW	U	I	12	491,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: CASTLE USED CARS IN						
1984/1557	6/10/2015	CT	U	I	18	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S12 E61 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/25/2025 BY KWA Total Acres: 0.96 Total Land Value: 602,090 Market: 0 Agricultural: 0 Common: 602,090 PRINTED 07/30/2025 BY SYS