PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2589/1197
(EX PT IN OR 1709/872 &

BFC PROPERTY HOLDINGS INC
P O BOX 23627
JACKSONVILLE, FL 32241-3627

**2025**

**42-2N-27-0000-0001-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 20 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |

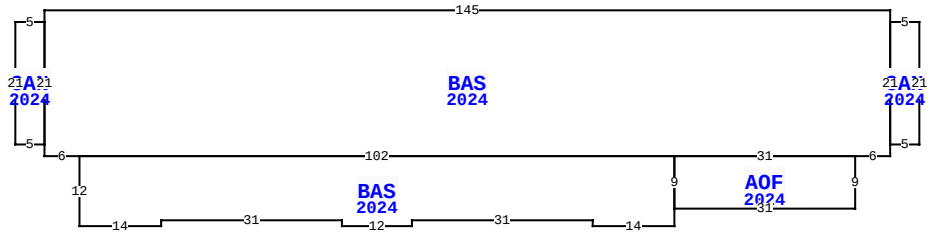
| | | |
|---|---|---|
| Quality | 06 | Quality Level 06 |
| DOR CODE | 2610 | CAR WASH |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 279 | 100 | 2024 | 279 | 40,006 |
| BAS | 1,162 | 100 | 2024 | 1,162 | 166,619 |
| BAS | 3,625 | 100 | 2024 | 3,625 | 519,789 |
| CAN | 105 | 30 | 2024 | 32 | 4,588 |
| CAN | 105 | 30 | 2024 | 32 | 4,588 |
| TOTALS | 5,276 | | | 5,130 | 735,591 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2603 | 04 | 5,130 | 102.7874 | 143.39 | 735,591 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 FULLCARWSH – 0% - 2024 Heated Area: 5066 HX Base Yr




85887 MINER RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 06/11/2024 REA | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2025 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 735,591 |
| TOTAL MARKET OB/XF VALUE | 240,119 |
| TOTAL LAND VALUE - MARKET | 1,072,092 |
| TOTAL MARKET VALUE | 2,047,802 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,047,802 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,047,802 |
| TOTAL JUST VALUE | 2,047,802 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,873,695 |

GATE EXPRESS CAR WASH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22015932 | CAR WASH | 1,201,258 | 10/24/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2589/1197 | 9/06/2022 | SW | U | V | 11 | 100 |
| GRANTOR: BFC PROPERTY ACQUISIT | | | | | | |
| GRANTEE: BFC PROPERTY HOLDIN | | | | | | |
| 2224/1574 | 9/20/2018 | QC | U | V | 11 | 100 |
| GRANTOR: MORRIS WANDA C & GLEN | | | | | | |
| GRANTEE: BFC PROPERTY ACQUIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-20,10] E145 S2 S21 S2 W6 W31 W102 W6 N2 N21 N2 $
AOF=[YR=2024;ORIG=88,35] E31 S9 W31 N9 $
BAS=[YR=2024;ORIG=-14,35] S12 E14 N1 E31 S1 E12 N1 E31 S1 E14 N3 N9 W102 $
CAN=[YR=2024;ORIG=-25,12] E5 S21 W5 N21 $
CAN=[YR=2024;ORIG=125,12] E5 S21 W5 N21 $
.

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 41,684.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2023 | | 100 | 166,736 | |
| 2 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,739.00 | LF | 15.00 | 15.00 | 100 | 2024 | 2023 | | 100 | 26,085 | |
| 3 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2024 | 2023 | | 100 | 600 | |
| 4 | 0462 | ST/AL FNC | 0 | 0 | 84 | 1 | 84.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 98 | 823 | |
| 5 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 14.00 | UT | 2,530.00 | 2,530.00 | 100 | 2024 | 2023 | | 99 | 35,066 | |
| 6 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 6.00 | UT | 500.00 | 500.00 | 100 | 2024 | 2023 | | 99 | 2,970 | |
| 7 | 1123 | CB 8" | 0 | 0 | 33 | 1 | 33.00 | SF | 6.15 | 6.15 | 100 | 2024 | 2023 | | 100 | 203 | |
| 8 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 99 | 594 | |
| 9 | 0351 | CARPORT MT | 0 | 0 | 33 | 22 | 726.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 97 | 7,042 | |

## LAND DESCRIPTION

TOTAL OB/XF 240,119

| 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 | 001020 | C | COMM HWY | 0 | | CG | 0.00 | 0.00 | 127,630.00 | SF | | 1.00 | 1.00 | 0.70 | 12.00 | 8.40 | 1,072,092 | | | | | | | |

REVIEW DATE 12/12/2023 BY HS Total Acres: 0.00 Total Land Value: 1,072,092 Market: 0 Agricultural: 0 Common: 1,072,092 PRINTED 07/30/2025 BY SYS