PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1837/1338

SHOWCASE AMERICA LLC/
86130 KUTANA DR
YULEE, FL 32097

2025

42-2N-27-0000-0001-0080

BUILDING CHARACTERISTICS

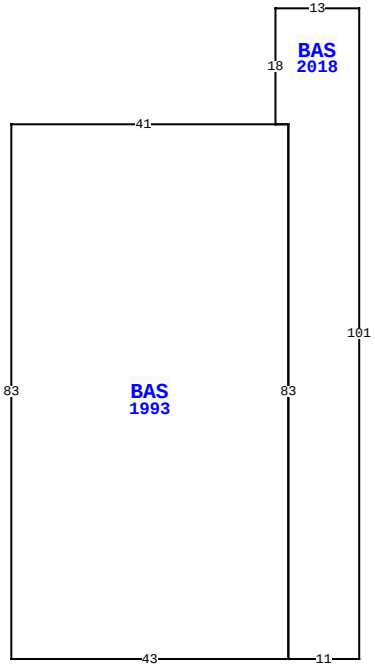
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		12 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,569	100	1993	3,569	478,232
BAS	1,147	100	2018	1,147	153,693
TOTALS	4,716			4,716	631,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,716	117.1368	163.41	770,642	1993	2003	0	0	0	18.00	82.00

1 RETAILSTOR – 0% - 0 Heated Area: 4716 HX Base Yr



86130 KUTANA DR, YULEE

BLD DATE	01/29/2019	KK	LGL DATE	
XF DATE	01/29/2019	KK	LAND DATE	01/29/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	697,956
TOTAL MARKET OB/XF VALUE	32,109
TOTAL LAND VALUE - MARKET	266,400
TOTAL MARKET VALUE	996,465
SOH/AGL Deduction	85,343
ASSESSED VALUE	911,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,122
TOTAL JUST VALUE	996,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,019,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000188	ADDITION	120,010	01/08/2018
C1327294	CO ISSUED	0	10/09/2013
P1316650	REMODEL	0	07/01/2013
B1327291	NEW CONSTR	88,192	06/01/2013
B1327345	NEW CONSTR	1,240	06/01/2013
B1327294	1600 S.F. METAL B	88,192	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/1338	1/31/2013	WD	Q	I	03	360,000
GRANTOR: CBC NATIONAL BANK NA						
GRANTEE: SHOWCASE AMERICA LL						
1790/1478	4/30/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 S18 BAS=[YR=1993] W41 S83 E43 N83 W2$ E2 S83 E11 N101$.

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	0803	ASPHALT C	0	0	0	0	8,262.00	SF	2.00	2.00	100	1993	1993	3	50	8,262	
2	0810	CONCRETE A	0	0	0	0	319.00	SF	6.50	6.50	100	1993	1993	3	64	1,327	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1993	1993	3	72	126	
4	0400	CONC CURB	0	0	0	0	69.00	LF	15.00	15.00	100	1993	1993	3	72	745	
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	933	
6	6001	ROLLUP DR	0	0	0	9	1.00	UT	400.00	400.00	100	2013	2013	3	55	220	
7	0812	CONCRETE C	0	0	0	0	4,288.00	SF	4.00	4.00	100	2013	2013	3	93	15,951	
8	0443	STK FNC 6'	0	0	0	0	33.00	LF	10.00	10.00	100	2013	2013	3	55	182	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	
10	0400	CONC CURB	0	0	0	0	234.00	LF	15.00	15.00	100	2013	2013	3	95	3,335	

TOTAL OB/XF 31,579

LAND DESCRIPTION

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	001100	C	STORE 1FLR	0		CG	100.00	444.00	44,400.00	SF		1.00	1.00	0.80	7.50	6.00	266,400							

REVIEW DATE 01/29/2019 BY KK Total Acres: 0.00 Total Land Value: 266,400 Market: 0 Agricultural: 0 Common: 266,400 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

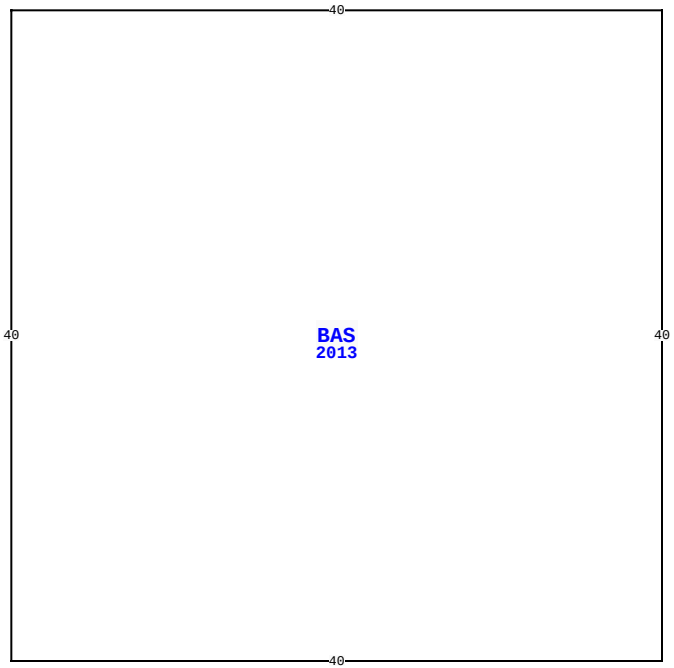
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2013	1,600	66,030
TOTALS	1,600			1,600	66,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,600	99.1230	45.35	72,560	2013	2013	0	0	0	9.00	91.00

3 STOR WAREH – 0% - 0 Heated Area: 1600 HX Base Yr



86130 KUTANA DR, YULEE

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XF DATE	01/29/2019	KK	LAND DATE	01/29/2019 KK
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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	996,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,019,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327345	ALUM. FRM AWNING	1,240	01/01/2013
B21345	DEMOLITION	200	04/01/2008
B9906409	NEW CONSTR	3,648	09/01/1999
B940018	SIGN	3,800	12/01/1994
8526	NEW CONSTR	139,000	11/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/1338	1/31/2013	WD	Q	I	03	360,000
GRANTOR: CBC NATIONAL BANK NA						
GRANTEE: SHOWCASE AMERICA LL						
1790/1478	4/30/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CBC NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W40S40E40N40$.

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
11	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	100	2013	2013	3	68	530	

LAND DESCRIPTION

TOTAL OB/XF 530

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

REVIEW DATE 01/29/2019 BY KK Total Acres: 0.00 Total Land Value: 266,400 Market: 0 Agricultural: 0 Common: 266,400 PRINTED 07/30/2025 BY SYS