LOT 3
US 17 COMMERICAL PARK PB 6/259

BOE'S AUTO REPAIR INC
85161-1 COMMERICAL PARK DR
YULEE, FL 32097

2025

42-2N-27-438U-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COMMERCIAL PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2025 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	0
TOTAL MARKET OB/XF VALUE	4,979
TOTAL LAND VALUE - MARKET	153,125
TOTAL MARKET VALUE	158,104
SOH/AGL Deduction	19,550
ASSESSED VALUE	138,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,554
TOTAL JUST VALUE	158,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,486

LOT 3 IS OVERFLOW PARKING/STORAGE FOR BOE'S AUTO R

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/0400	5/13/2021	SW	Q	I	01	110,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: BOE'S AUTO REPAIR I						
1711/1539	11/18/2010	WD	U	I	11	100
GRANTOR: ZELL DONALD D						
GRANTEE: HOLLAND-ZELL PARTNE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0430	CL FNC 6B	0	0	0	0	827.00	LF	9.70	9.70	100	2003	2003	3	58	4,653	
2	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2003	2003	3	58	326	

LAND DESCRIPTION

TOTAL OB/XF 4,979

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	001001	C	V CM/XFOBT	0	0004	CG	0.00	0.00	43,750.00	SF		1.00	1.00	1.00	3.50	3.50	153,125							

REVIEW DATE 04/10/2024 BY KWA Total Acres: 1.00 Total Land Value: 153,125 Market: 0 Agricultural: 0 Common: 153,125 PRINTED 07/30/2025 BY SYS