

TRACT 7
EX ESMT OR 587/671
YULEE SOUTH PB 5/224

ADVANCED TOWING & RECOVERY LLC/
95215 RAINTREE LN
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4607-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 70
Interior Wall	05 DRYWALL 30
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	2 100
Frame	05 STEEL 100
Story Height	15 100
RMS	2 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	04

NEIGHBORHOOD/LOC	4051.00
------------------	---------

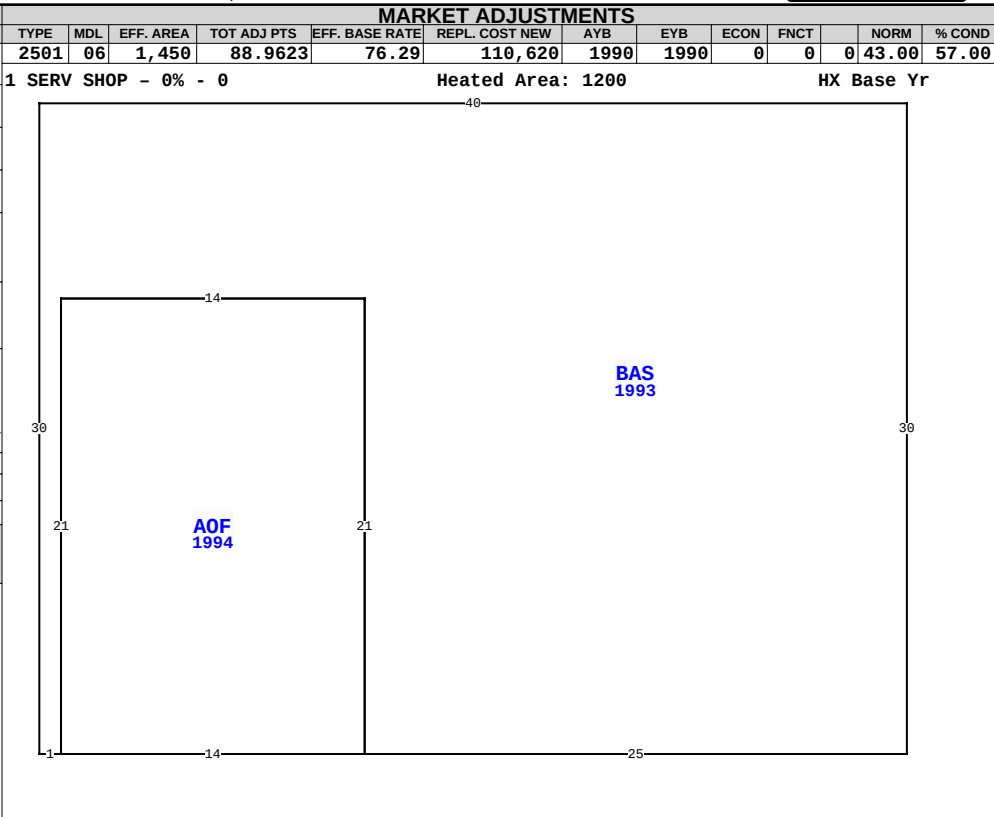
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	294	185	1994	544	23,656
BAS	906	100	1993	906	39,398

TOTALS	1,200			1,450	63,053
--------	-------	--	--	-------	--------

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
1	0803	ASPHALT C	0	0	127	24		3,048.00	SF 2.00		1990	1990	3	20
2	0430	CL FNC 6B	0	0	0	0		233.00	LF 9.70		2005	2005	3	64
6	0424	CL FNC 6'	0	0	0	0		146.00	LF 20.00		2005	2005	3	64
7	0424	CL FNC 6'	0	0	0	0		121.00	LF 20.00		2020	2020	3	95
8	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00		2020	2020	3	95
9	0464	FNC GT 10'	0	0	0	0		2.00	UT 350.00		2020	2020	3	95
10	0424	CL FNC 6'	0	0	0	0		197.00	LF 20.00		2019	2019	3	94
11	0466	FNC GT 20'	0	0	0	0		1.00	UT 750.00		2019	2019	3	94
12	0972	ST LGHT UN	0	0	0	0		8.00	UT 1,518.00		2019	2019	3	94
13	0092	AUTO GATE	0	0	0	0		1.00	UT 3,500.00		2019	2019	3	82

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	115,000.00	SF		1.00	1.00	1.00
2	009600	C	WASTELAND	0	0004	CI	0.00	0.00	1.13	AC		1.00	1.00	1.00

REVIEW DATE	04/15/2025	BY	KW
-------------	------------	----	----



BLD DATE	04/15/2025	KW	LGL DATE	
XF DATE	04/15/2025	KW	LAND DATE	03/18/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF														
26,857														

TOTAL OB/XF														
26,857														

Total Acres:	1.13	Total Land Value:	462,825	Market:	0	Agricultural:	0	Common:	462,825
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		105,371	
TOTAL MARKET OB/XF VALUE		51,823	
TOTAL LAND VALUE - MARKET		462,825	
TOTAL MARKET VALUE		620,019	
SOH/AGL Deduction		302,888	
ASSESSED VALUE		317,131	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		317,131	
TOTAL JUST VALUE		620,019	
NCON VALUE		42,318	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,646	

AS OF 4/2025: BLDG 2 = CRUISE AMERICA RV RENTAL CE
AS OF 4/2025KW: ADVANCED TOWING/ RECOVERY SOUTHERN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6500	CHNGE SRVC	2,100	02/16/1990
6229	NEW CONSTR	40,850	01/18/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/1554	11/20/2019	SW	U	I	37	370,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: ADVANCED TOWING & R						
1693/1017	8/13/2010	QC	U	I	11	100
GRANTOR: CANTRELL HEYWARD AS R						
GRANTEE: HOLLAND-ZELL PARTNE						

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1993] W40 S30 E1 AOF=[YR=1994] E14 N21 W14 S21\$ N21 E14 S21 E25 N30\$.														

**ADVANCED TOWING & RECOVERY LLC/
95215 RAINTREE LN
FERNANDINA BEACH, FL 32034**

42-2N-27-4607-0007-0000

[illegible]

**ADVANCED TOWING & RECOVERY LLC/
95215 RAIN TREE LN
FERNANDINA BEACH, FL 32034**

42-2N-27-4607-0007-0000

[illegible]