PT JOHN LOWE GRANT PAR 13-1
IN OR 2271/511 (EX ST RD R/W
IN OR 1855/718)

463093 SR 200 LLC
97427 BLACKBEARDS WAY
YULEE, FL 32097

2025

51-3N-27-0000-0013-0010

BUILDING CHARACTERISTICS

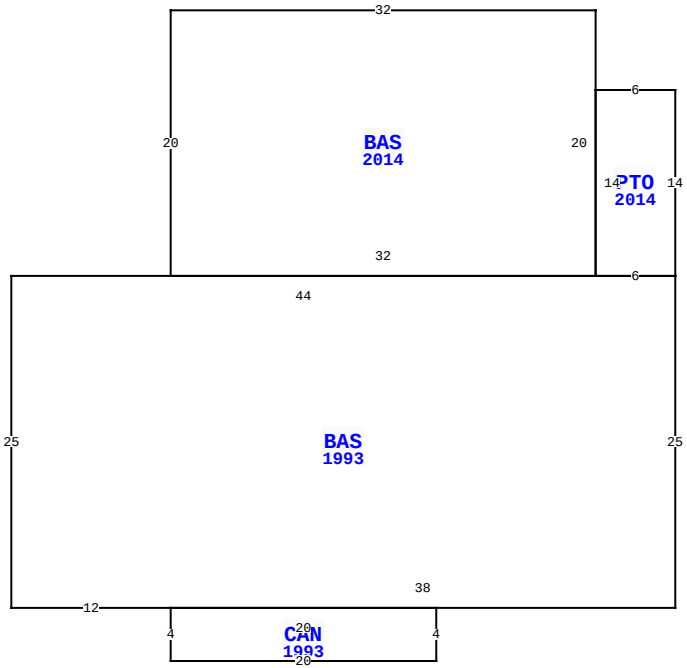
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	36,110
BAS	640	100	2014	640	18,488
CAN	80	30	1993	24	693
PTO	84	5	2014	4	115
TOTALS	2,054			1,918	55,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,918	89.3970	125.60	240,901	1976	1976	0	0	0	77.00	23.00

1 OFFICE – 0% - 0 Heated Area: 1890 HX Base Yr



463093 SR 200, YULEE

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	03/17/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,407
TOTAL MARKET OB/XF VALUE	8,165
TOTAL LAND VALUE - MARKET	245,025
TOTAL MARKET VALUE	308,597
SOH/AGL Deduction	65,631
ASSESSED VALUE	242,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,966
TOTAL JUST VALUE	308,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1417796	REMODEL	0	11/01/2014
E1428256	ELEC OTHER	0	09/01/2014
M1420166	H/AC	0	09/01/2014
R1414085	REPAIR/RRF	5,500	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0511	4/20/2019	QC	U	I	11	100
GRANTOR: BRADDOCK'S INC						
GRANTEE: 463093 SR 200 LLC						
1973/1295	4/07/2015	SW	U	I	11	100
GRANTOR: AMERICAS PROPANE LP						
GRANTEE: BRADDOCK'S INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] N14W6S14E6$BAS=[YR=1993] W6 BAS=[YR=2014] N20W32S20E32$W44S25E12 CAN=[YR=1993] S4E20N4W20$E38N25$.

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	2,550.00	SF	2.00	2.00	100	1980	1980	3	50	2,550	
2	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1980	1980	3	44	66	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2014	2014	3	94	98	
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2014	2014	3	100	200	
5	0443	STK FNC 6'	0	0	0	0	627.00	LF	10.00	10.00	100	2015	2015	3	65	4,076	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2015	2015	3	87	653	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 8,165

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	001700	C	1STORY OFF	0	0004	CG	200.00	190.00	32,670.00	SF		1.00	1.00	1.00	7.50	7.50	245,025							

REVIEW DATE 02/09/2022 BY KK Total Acres: 0.75 Total Land Value: 245,025 Market: 0 Agricultural: 0 Common: 245,025 PRINTED 07/30/2025 BY SYS