PT JOHN LOW GRANT PAR
IN OR 2560/66 ESMT'S
OR 1465/487 & OR 1890/573 &

GOODWILL INDUSTRIES OF NORTH FLORIDA INC/
4527 LENOX AVE
JACKSONVILLE, FL 32205

2025

51-3N-27-0000-0030-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

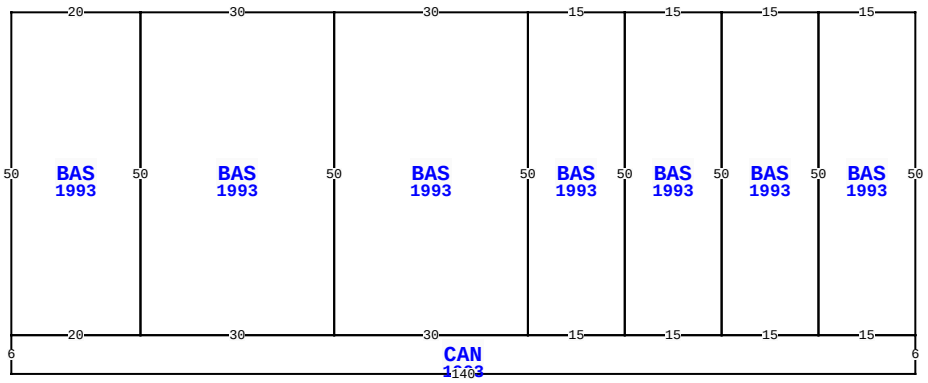
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1993	750	46,016
BAS	750	100	1993	750	46,016
BAS	750	100	1993	750	46,016
BAS	750	100	1993	750	46,016
BAS	1,000	100	1993	1,000	61,354
BAS	1,500	100	1993	1,500	92,031
BAS	1,500	100	1993	1,500	92,031
CAN	840	30	1993	252	15,461
TOTALS	7,840			7,252	444,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1602	04	7,252	89.6400	93.67	679,295	1985	1985	0	0	15	19.50	65.50

1 NBHD SHOP – 0% - 2023 Heated Area: 7000 HX Base Yr



463237 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/17/2025 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	444,938
TOTAL MARKET OB/XF VALUE	16,900
TOTAL LAND VALUE - MARKET	426,900
TOTAL MARKET VALUE	888,738
SOH/AGL Deduction	14,062
ASSESSED VALUE	874,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	874,676
TOTAL JUST VALUE	888,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	795,160

NASSAU PLAZA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002696	DEMO WOOD FRAME N	30,000	03/14/2025
23000240	DEMOLITION	30,000	01/10/2023
17011313	REPAIR/RRF	3,000	12/19/2017
E1427452	FIRST SOURCE GAS	0	03/01/2014
B22334	OTHER	2,500	03/01/2009
C19157	CO ISSUED	0	02/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0066	4/29/2022	WD	Q	I	01	985,000
GRANTOR: GOLDEN AGE PROPERTIES						
GRANTEE: GOODWILL INDUSTRIES						
1376/0200	12/22/2005	WD	Q	I		800,000
GRANTOR: ST JOHNS MORTGAGE MGM						
GRANTEE: GOLDEN AGE PROPERTI						

BUILDING NOTES

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	9,344.00	SF	4.00	4.00	100	1985	1985	3	44	16,445	
2	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	1992	1992	3	70	455	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-60,0] W30 S50 E30 N50 $
BAS=[YR=1993;ORIG=-90,0] W30 S50 E30 N50 $
BAS=[YR=1993;ORIG=-120,0] W20 S50 E20 N50 $
CAN=[YR=1993;ORIG=-140,50] S6 E140 N6 W15 W15 W15 W15 W30 W30 W20 $
BAS=[YR=1993;ORIG=0,0] W15 S50 E15 N50 $
BAS=[YR=1993;ORIG=-15,0] W15 S50 E15 N50 $
BAS=[YR=1993;ORIG=-30,0] W15 S50 E15 N50 $
BAS=[YR=1993;ORIG=-45,0] W15 S50 E15 N50 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,900

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	001610	C	SH CTR NHD	0	0004	CG	215.00	203.00	42,690.00	SF		1.00	1.00	1.00	10.00	10.00	426,900							

REVIEW DATE 12/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 426,900 Market: 0 Agricultural: 0 Common: 426,900 PRINTED 07/30/2025 BY SYS