PT LOT 22 & LOT 23 & PT OF
JOHN LOW GRANTS SEC 51-3N-27E
IN OR 2215/1203

PURE AUTO CENTERS LLC
463140 SR 200
YULEE, FL 32097

2025

51-3N-27-4840-0023-0000

BUILDING CHARACTERISTICS

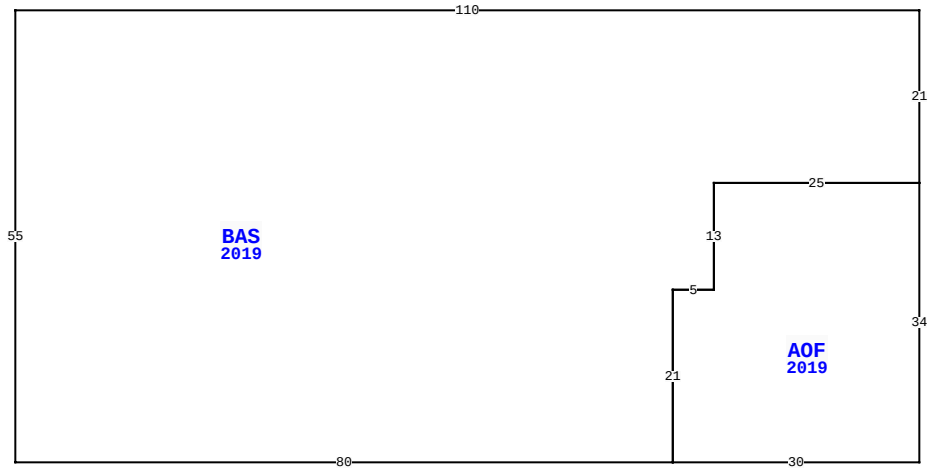
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
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	955	100	2019	955	74,136
BAS	5,095	100	2019	5,095	395,520
TOTALS	6,050			6,050	469,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	6,050	93.3240	80.03	484,182	2019	2019	0	0	0	3.00	97.00

1 SERV SHOP – 0% - 0 Heated Area: 6050 HX Base Yr



463140 SR 200, YULEE

BLD DATE	04/02/2020 KK	LGL DATE	
XF DATE	05/16/2025 KWA	LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	469,657
TOTAL MARKET OB/XF VALUE	105,533
TOTAL LAND VALUE - MARKET	779,720
TOTAL MARKET VALUE	1,354,910
SOH/AGL Deduction	522,918
ASSESSED VALUE	831,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	831,992
TOTAL JUST VALUE	1,354,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	972,991

PURE AUTO CENTERS - GOODYEAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000074	NEW CONSTR	301,376	02/01/2019
19000798	OTHER - SITEWORK	26,000	02/01/2019
18006885	DEMOLITION	560	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/1203	7/31/2018	WD	Q	I	01	475,000

GRANTOR: YULEE PROFESSIONAL PL

GRANTEE: PURE AUTO CENTERS L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W110 S55 E80 AOF=[YR=2019] E30 N34 W25 S13 W5 S21$ N21 E5 N13 E25 N21$.

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	0810	CONCRETE A	0	0	25	16	400.00	SF	6.50	6.50	100	2019	2019	3	97	2,522	
2	0810	CONCRETE A	0	0	96	5	480.00	SF	6.50	6.50	100	2019	2019	3	97	3,026	
3	0803	ASPHALT C	0	0	0	0	21,672.00	SF	2.00	2.00	100	2019	2019	3	82	35,542	
4	0402	CONC BUMPE	0	0	0	0	35.00	UT	25.00	25.00	100	2019	2019	3	98	858	
5	0810	CONCRETE A	0	0	24	9	216.00	SF	6.50	6.50	100	2019	2019	3	97	1,362	
6	0400	CONC CURB	0	0	0	0	168.00	LF	15.00	15.00	100	2019	2019	3	98	2,470	
7	0811	CONCRETE B	0	0	0	0	697.00	SF	5.20	5.20	100	2019	2019	3	97	3,516	
8	0812	CONCRETE C	0	0	0	0	2,260.00	SF	4.00	4.00	100	2019	2019	3	97	8,769	
9	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	2019	2019	3	97	1,503	
10	0810	CONCRETE A	0	0	0	0	346.00	SF	6.50	6.50	100	2019	2019	3	97	2,182	

TOTAL OB/XF 61,750

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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	77,972.00	SF		1.00	1.00	1.00	10.00	10.00	779,720							

REVIEW DATE 05/16/2025 BY KWA Total Acres: 1.79 Total Land Value: 779,720 Market: 0 Agricultural: 0 Common: 779,720 PRINTED 07/30/2025 BY SYS

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XF DATE	05/16/2025	KWA	LAND DATE 03/18/2025 DC
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NASSAU COUNTY PROPERTY

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GRANTOR: YULEE PROFESSIONAL PL

GRANTEE: PURE AUTO CENTERS L

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
11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
12	1089	HYDRL RAMP	0	0	0	0	8.00	UT	5,500.00	5,500.00	100	2019	2019	3	82	36,080	
13	6001	ROLLUP DR	0	0	0	0	10.00	UT	400.00	400.00	100	2019	2019	3	82	3,280	
14	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2019	2019	3	100	200	
15	0978	SECURTY LT	0	0	0	0	7.00	UT	337.50	337.50	100	2019	2019	3	94	2,221	
16	0819	CONC 12"	0	0	10	4	40.00	SF	9.50	9.50	100	2020	2020	3	98	372	
17	1126	CB/STC 8"	0	0	0	0	136.00	SF	8.00	8.00	100	2020	2020	3	98	1,066	

TOTAL OB/XF 43,783

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

REVIEW DATE 05/16/2025 BY KWA Total Acres: 1.79 Total Land Value: 779,720 Market: 0 Agricultural: 0 Common: 779,720 PRINTED 07/30/2025 BY SYS