

IN OR 2038/608
R568144 & R568145 & R622392
PARCELS 14-17 14-18 & 14-19

CASTLE USED CARS INC/
5225 BEACH BLVD
JACKSONVILLE, FL 32207

2026

38-2N-27-0000-0014-0170



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	30	VINYL 100								2704	04	1,336	106.7325	107.80	144,021	1984	1989	0	0	0	50.00	50.00	VALUATION BY STANDARD																
Roof Structur	07	GAMBREL 100								1 VEH SALE/R 0% - 0										Heated Area: 876										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4									
Interior Wall	06	CUST PANEL 80																												Tax Dist:									
Interior Wall	04	PLYWOOD 20																												BUILDING MARKET VALUE									
Interior Floo	14	CARPET 80																												TOTAL MARKET OB/XF VALUE									
Interior Floo	12	HARDWOOD 20																												TOTAL LAND VALUE - MARKET									
Ceiling	02	F.NOT SUS 100																												TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE									
Fixtures	5	100																												TOTAL EXEMPTION VALUE									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE									
Story Height	10	100																												TOTAL JUST VALUE									
RMS	4	100																												NCON VALUE									
Stories	1.5	1.5 100																												INCOME VALUE									
Units	0	100																												PREVIOUS YEAR MKT VALUE									
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	2700	VEH SALE/REPAIR																																					
MAP NUM		MKT AREA																												04									
NEIGHBORHOOD/LOC	4002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF	133	100	1993	133	7,169																																		
BAS	476	100	1993	476	25,657																																		
DCK	877	10	2008	88	4,743																																		
FST	21	50	1993	10	539																																		
FST	32	50	1993	16	863																																		
FUS	267	100	1993	267	14,392																																		
UGR	864	40	1993	346	18,650																																		
TOTALS	2,670			1,336	72,010																																		
EXTRA FEATURES					463493 SR 200, YULEE																																		
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	OB/XF MKT VALUE	NOTES																						
1	0811	CONCRETE B	0	0	28	32	896.00	SF	5.20	5.20	100	1988	1988	3	49.5	2,306																							
2	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1986	1986	3	22	1,026																							
3	0300	BOAT DCK W	0	0	0	0	380.00	SF	40.00	40.00	100	1991	1991	3	20	3,040																							
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	29.75	29.75	100	1993	1993	3	20	2,380																							
5	0351	CARPORT MT	0	0	31	20	620.00	SF	8.50	8.50	100	1996	1996	3	20	1,054																							
6	0810	CONCRETE A	0	0	31	22	682.00	SF	6.50	6.50	100	1996	1996	3	68	3,014																							
7	0803	ASPHALT C	0	0	0	0	6,834.00	SF	2.00	2.00	100	2008	2008	3	58	7,927																							
8	1129	STONE 8"	0	0	0	0	613.00	SF	15.75	15.75	100	2008	2008	3	96	9,269																							
9	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	20	320																							
LAND DESCRIPTION																		TOTAL OB/XF 30,336																					
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	002700	C	AUTO SALES	0			CG	200.00	540.00	120,226.00	SF		1.00	1.00	0.50	12.00	6.00	721,356																					
2	009605	C	WETLANDS	0			CG	0.00	0.00	0.96	AC		1.00	1.00	1.00	1,000.00	1,000.00	960																					

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