

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2589/1197
(EX PT IN OR 1709/872 &

BFC PROPERTY HOLDINGS INC
P O BOX 23627
JACKSONVILLE, FL 32241-3627

2026

42-2N-27-0000-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100

Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH
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	279	100	2024	279	41,663
BAS	1,162	100	2024	1,162	173,523
BAS	3,625	100	2024	3,625	541,327
CAN	105	30	2024	32	4,779
CAN	105	30	2024	32	4,779
TOTALS	5,276			5,130	766,071

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	41,684.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	1,739.00	LF	15.00
3	4950	BOLLARD	0	0	0	0	6.00	UT	100.00
4	0462	ST/AL FNC	0	0	84	1	84.00	SF	10.00
5	0972	ST LGHT UN	0	0	0	0	14.00	UT	2,530.00
6	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00
7	1123	CB 8"	0	0	33	1	33.00	SF	6.15
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
9	0351	CARPORT MT	0	0	33	22	726.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001020	C	COMM HWY	0		CG	0.00	0.00	127,630.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2603	04	5,130	102.7874	150.84	773,809	2023	2023	0	0	1.00	99.00
1 FULLCARWSH 0% - 2024 Heated Area: 5066 HX Base Yr											

85887 MINER RD, YULEE				INC DATE						AG DATE	
04/16/2026 DC											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
41,684.00	SF	4.00	4.00	100	2024	2023		99	165,069		
1,739.00	LF	15.00	15.00	100	2024	2023		99	25,824		
6.00	UT	100.00	100.00	100	2024	2023		100	600		
84.00	SF	10.00	10.00	100	2024	2023		95	798		
14.00	UT	2,530.00	2,530.00	100	2024	2023		98	34,712		
6.00	UT	500.00	500.00	100	2024	2023		98	2,940		
33.00	SF	6.15	6.15	100	2024	2023		99	201		
2.00	UT	300.00	300.00	100	2024	2023		98	588		
726.00	SF	10.00	10.00	100	2024	2023		93	6,752		

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		766,071		
TOTAL MARKET OB/XF VALUE		237,484		
TOTAL LAND VALUE - MARKET		1,464,554		
TOTAL MARKET VALUE		2,468,109		
SOH/AGL Deduction		215,527		
ASSESSED VALUE		2,252,582		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		2,252,582		
TOTAL JUST VALUE		2,468,109		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		2,047,802		
GATE EXPRESS CAR WASH				

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2589/1197	9/06/2022	SW	U	V	11
GRANTOR: BFC PROPERTY ACQUISIT					
GRANTEE: BFC PROPERTY HOLDIN					
2224/1574	9/20/2018	QC	U	V	11
GRANTOR: MORRIS WANDA C & GLEN					
GRANTEE: BFC PROPERTY ACQUIS					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=-20,10] E145 S2 S21 S2 W6 W31 W102 W6 N2									
N21 N2 \$									
AOF=[YR=2024;ORIG=88,35] E31 S9 W31 N9 \$									
BAS=[YR=2024;ORIG=-14,35] S12 E14 N1 E31 S1 E12 N1 E31 S1 E14									
N3 N9 W102 \$									
CAN=[YR=2024;ORIG=-25,12] E5 S21 W5 N21 \$									
CAN=[YR=2024;ORIG=125,12] E5 S21 W5 N21 \$									