PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN OR 1363/1891 (EX DOT R/W)

SAFAR JIHAD/
463192 STATE ROAD 200
YULEE, FL 32097

2026

42-2N-27-0000-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

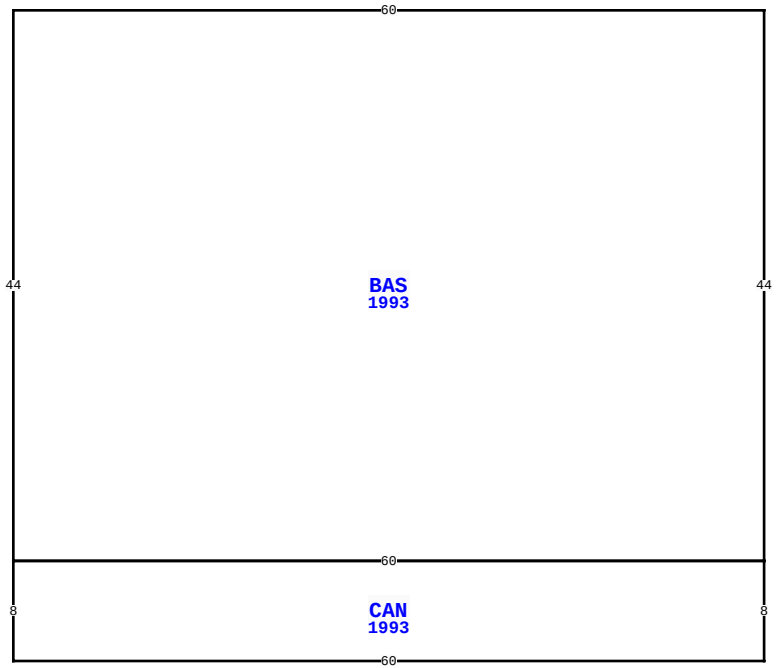
DOR CODE 1410 CONVENIENCE STORES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	1993	2,640	96,872
CAN	480	30	1993	144	5,284
TOTALS	3,120			2,784	102,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	2,784	80.0280	104.84	291,875	1975	1983	0	0	0	65.00	35.00

1 CONVESTORE 0% - 0 Heated Area: 2640 HX Base Yr



463192 SR 200, YULEE

BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	05/11/2026 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	102,156
TOTAL MARKET OB/XF VALUE	6,145
TOTAL LAND VALUE - MARKET	253,750
TOTAL MARKET VALUE	362,051
SOH/AGL Deduction	82,734
ASSESSED VALUE	279,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,317
TOTAL JUST VALUE	362,051
NCON VALUE	0
INCOME VALUE	10
PREVIOUS YEAR MKT VALUE	313,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005773	REPAIR	3,500	05/06/2021
3173	H/AC	3,685	10/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1363/1891	11/02/2005	WD	U	I	12	350,000
GRANTOR: DUVAL-ATLANTIC PROPER						
GRANTEE: SAFAR JIHAD						
0745/0339	11/30/1995	WD	Q	I		140,000
GRANTOR: PAINE FREDERICK S & B						
GRANTEE: DUVAL-ATLANTIC PROP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S44 CAN=[YR=1993] S8 E60 N8 W60$ E60 N44$.

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	7,789.00	SF	1.20	1.20	100	1980	1980	3	50	4,673	
2	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1975	1975	3	100	600	
3	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	1975	1975	3	32	8	
4	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1980	1980	3	20	540	
5	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2008	2008	3	27	324	

LAND DESCRIPTION

TOTAL OB/XF 6,145

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	001410	C	CONV STORE	0	0004	CG	100.00	150.00	20,300.00	SF		1.00	1.00	1.00	12.50	12.50	253,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 253,750 Market: 0 Agricultural: 0 Common: 253,750 PRINTED 07/09/2026 BY SYS