LOT 2
IN OR 2196/176
US 17 COMMERICAL PARK PB 6/259

BOE'S AUTO REPAIR INC/
85161-1 COMMERCIAL PARK DR
YULEE, FL 32097

2026

42-2N-27-438U-0002-0000

BUILDING CHARACTERISTICS

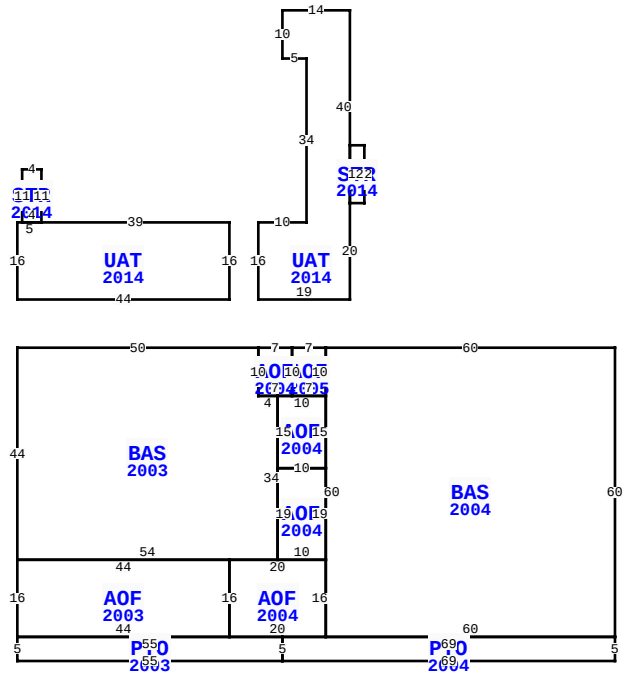
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		14 100
Frame	05	STEEL 100
Story Height		15 100
RMS		7 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	704	185	2003	1,302	76,370
AOF	70	185	2004	130	7,626
AOF	150	185	2004	278	16,306
AOF	190	185	2004	352	20,647
AOF	320	185	2004	592	34,724
AOF	70	185	2005	130	7,626
BAS	2,336	100	2003	2,336	137,021
BAS	3,600	100	2004	3,600	211,162
PTO	275	5	2003	14	821
PTO	345	5	2004	17	997
TOTALS	9,594			8,904	522,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	8,904	80.7959	73.32	652,841	2003	2003	0	0	0	20.00	80.00

1 SERV SHOP 0% - 0 Heated Area: 7585 HX Base Yr



** This building has 14 Sub-Areas

85161 COMMERCIAL PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2025 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	522,273
TOTAL MARKET OB/XF VALUE	48,609
TOTAL LAND VALUE - MARKET	152,950
TOTAL MARKET VALUE	723,832
SOH/AGL Deduction	87,899
ASSESSED VALUE	635,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	635,933
TOTAL JUST VALUE	723,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	710,548

ALSO OWNS LOT 3_ OVERFLOW VEHICLE PARKING/STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036394	NEW CONSTR	0	01/01/2003
B0310664	NEW CONSTR	43,000	01/01/2003
B0310781	NEW CONSTR	592,500	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0176	5/08/2018	SW	Q	I	01	450,000
GRANTOR: HOLLAND-ZELL PARTNERS						
GRANTEE: BOE'S AUTO REPAIR I						
1711/1539	11/18/2010	WD	U	I	11	100
GRANTOR: ZELL DONALD D						
GRANTEE: HOLLAND-ZELL PARTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60AOF=[YR=2005] W7AOF=[YR=2004]
W7BAS=[YR=2003] W50S44AOF=[YR=2003] S16 PTO=[YR=2003]
S5E55N5PTO=[YR=2004] S5E69N5 W69$W55$E44AOF=[YR=2004]
E20N16W20 S16$N16W44$E54N34W4N10$S10E7 N10$S10E7AOF=[YR=2004]
W10S15E10 AOF=[YR=2004] W10S19E10N19$N15$N10$ S60E60N60$
PTR=N10W55 UAT=[YR=2014] N20STR=[YR=2014] E3N12W3S12$N40W14
S10E5S34W10S16E19$ W25 UAT=[YR=2014] N16 W39STR=[YR=2014]
N11W4 S11E4$W5S16E44$E25E55S10$.

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	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2003	2003	3	20	400	
2	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2003	2003	3	20	160	
3	0803	ASPHALT C	0	0	0	0	11,538.00	SF	2.00	2.00	100	2003	2003	3	50	11,538	
4	0400	CONC CURB	0	0	0	0	219.00	LF	15.00	15.00	100	2003	2003	3	85	2,792	
5	0812	CONCRETE C	0	0	60	58	3,480.00	SF	4.00	4.00	100	2003	2003	3	80	11,136	
6	0812	CONCRETE C	0	0	60	42	2,520.00	SF	4.00	4.00	100	2003	2003	3	80	8,064	
7	0443	STK FNC 6'	0	0	0	0	484.00	LF	10.00	10.00	100	2003	2003	3	20	968	
8	0464	FNC GT 10'	0	0	0	0	4.00	UT	437.50	437.50	100	2003	2003	3	55	963	
10	0351	CARPORT MT	0	0	21	20	420.00	SF	10.00	10.00	100	2014	2014	3	55	2,310	
11	0351	CARPORT MT	0	0	21	20	420.00	SF	10.00	10.00	100	2014	2014	3	55	2,310	

TOTAL OB/XF 40,641

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	CI	0.00	0.00	43,700.00	SF		1.00	1.00	1.00	3.50	3.50	152,950							

REVIEW DATE 04/10/2024 BY KWA Total Acres: 1.00 Total Land Value: 152,950 Market: 0 Agricultural: 0 Common: 152,950 PRINTED 07/09/2026 BY SYS

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GRANTOR: ZELL DONALD D						
GRANTEE: HOLLAND-ZELL PARTNE						

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
12	0351	CARPORT MT	0	0	28	20	560.00	SF	10.00	10.00	100	2019	2019	3	78	4,368	
13	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2024	2022		90	3,600	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,968

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

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