LOT 9
US 17 COMMERICAL PARK PB 6/259

MARFIELD LLC
2108 NICKERSON LANE
JACKSONVILLE, FL 32207

2026

42-2N-27-438U-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

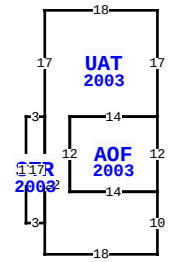
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4081.00	

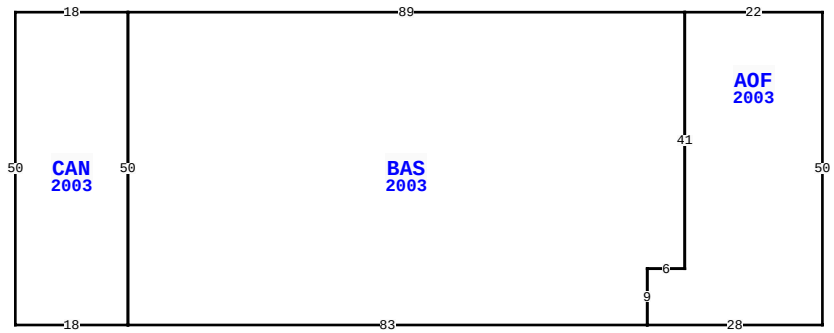
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	168	185	2003	311	24,998
AOF	1,154	185	2003	2,135	171,610
BAS	4,396	100	2003	4,396	353,348
CAN	900	30	2003	270	21,703
STR	51	10	2003	5	402
UAT	534	10	2003	53	4,260
TOTALS	7,203			7,170	576,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	7,170	94.2240	85.51	613,107	2003	2015	0	0	0	6.00	94.00

1 SERV SHOP 0% - 2024 Heated Area: 5771 HX Base Yr





85049 COMMERCIAL PARK DR, YULEE

BLD DATE	11/26/2025	KWA	LGL DATE		
XF DATE	11/26/2025	KWA	LAND DATE	03/19/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	576,321
TOTAL MARKET OB/XF VALUE	43,928
TOTAL LAND VALUE - MARKET	154,175
TOTAL MARKET VALUE	774,424
SOH/AGL Deduction	0
ASSESSED VALUE	774,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	774,424
TOTAL JUST VALUE	774,424
NCON VALUE	7,760
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,025

STEVENSON COLLISION CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210232	NEW CONSTR	247,000	09/01/2002
E0210163	NEW CONSTR	18,000	09/01/2002
P026039	NEW CONSTR	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/1774	5/15/2023	SW	Q	I	05	1,050,000
GRANTOR: STVENSON COLLISION CE						
GRANTEE: MARFIELD LLC						
1086/0065	10/09/2002	WD	Q	V		90,000
GRANTOR: HOLLAND LAWRENCE & DO						
GRANTEE: STEVEN COLLISION CE						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2003] W22 BAS=[YR=2003] W89 CAN=[YR=2003] W18 S50 E18 N50$ S50 E83 N9 E6 N41$ S41 W6 S9 E28 N50$ PTR=N15 UAT=[YR=2003] N10 AOF=[YR=2003] N12W14S12E14$W14N12E14 N17W18S17STR=[YR=2003] W3S17E3N17$ S22E18$ S15$.

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	15,247.00	SF	2.00	2.00	100	2003	2003	3	50	15,247	
2	0810	CONCRETE A	0	0	0	0	397.00	SF	6.50	6.50	100	2003	2003	3	80	2,064	
3	0400	CONC CURB	0	0	0	0	730.00	LF	15.00	15.00	100	2003	2003	3	85	9,308	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2003	2003	3	85	85	
5	6001	ROLLUP DR	0	0	0	0	10.00	UT	400.00	400.00	100	2003	2003	3	20	800	
6	0443	STK FNC 6'	0	0	0	0	602.00	LF	10.00	10.00	100	2003	2003	3	20	1,204	
7	0424	CL FNC 6'	0	0	0	0	195.00	LF	20.00	20.00	100	2003	2003	3	55	2,145	
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2003	2003	3	20	160	
9	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	2003	2003	3	20	2,500	
10	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	2003	2003	3	55	481	

TOTAL OB/XF 33,994

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	44,050.00	SF		1.00	1.00	1.00	3.50	3.50	154,175							

REVIEW DATE 02/13/2024 BY REA Total Acres: 1.01 Total Land Value: 154,175 Market: 0 Agricultural: 0 Common: 154,175 PRINTED 07/09/2026 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0465	FNC GT 15'	0	0	0	0	2.00	UT	562.50	562.50	100	2003	2003	3	55	619	
12	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2008	2008	3	27	1,555	
14	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2026	2024		97	3,880	
15	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2026	2024		97	3,880	

LAND DESCRIPTION

TOTAL OB/XF 9,934

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 02/13/2024 BY REA Total Acres: 1.01 Total Land Value: 154,175 Market: 0 Agricultural: 0 Common: 154,175 PRINTED 07/09/2026 BY SYS