PT JOHN LOW GRANT PAR
IN OR 2560/66 ESMT'S
OR 1465/487 & OR 1890/573 &

GOODWILL INDUSTRIES OF NORTH FLORIDA INC
5150 TIMUQUANA RD SUITE 15
JACKSONVILLE, FL 32210

2026

51-3N-27-0000-0030-0050

BUILDING CHARACTERISTICS

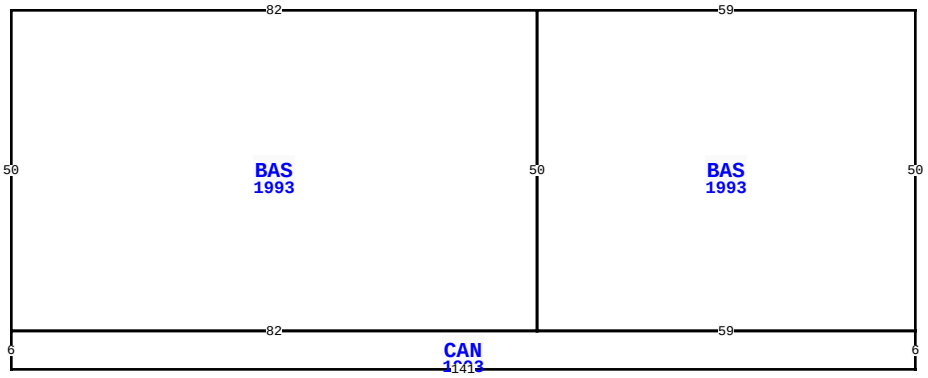
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
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	2,950	100	1993	2,950	368,116
BAS	4,100	100	1993	4,100	511,619
CAN	846	30	1993	254	31,696
TOTALS	7,896			7,304	911,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	7,304	89.6940	132.75	969,606	1985	2015	0	0	0	6.00	94.00

1 RETAILSTOR 0% - 2026 Heated Area: 7050 HX Base Yr



463237 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		DIRECT_CAP
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,480,562
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,480,562
SOH/AGL Deduction		0
ASSESSED VALUE		1,480,562
TOTAL EXEMPTION VALUE	10	1,480,562
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,480,562
NCON VALUE		439,602
INCOME VALUE		1480562
PREVIOUS YEAR MKT VALUE		888,738

12/25KW: UNIT 1= GOODWILL DROPOFF DONATION CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU250012785	SGU	1,850	11/19/2025
SU250012815	SGU	1,480	11/19/2025
B250007218	R/R COMMERCIAL -	750,000	07/01/2025
B250002696	DEMO WOOD FRAME N	30,000	03/14/2025
23000240	DEMOLITION	30,000	01/10/2023
17011313	REPAIR/RRF	3,000	12/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/0066	4/29/2022	WD	Q	I	01	985,000
GRANTOR: GOLDEN AGE PROPERTIES						
GRANTEE: GOODWILL INDUSTRIES						
1376/0200	12/22/2005	WD	Q	I		800,000
GRANTOR: ST JOHNS MORTGAGE MGM						
GRANTEE: GOLDEN AGE PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=Unit 1;ORIG=-58,0] W82 S50 E82 N50 $
BAS=[YR=1993;LABEL=Unit 2;ORIG=1,0] W59 S50 E59 N50 $
CAN=[YR=1993;ORIG=-140,50] S6 E141 N6 W59 W82 $
.

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	0812	CONCRETE C	0	0	0	0	9,344.00	SF	4.00	4.00	100	1985	1985	3	41	15,324	
2	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	1992	1992	3	68	442	

LAND DESCRIPTION

TOTAL OB/XF 15,766

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	001610	C	SH CTR NHD	0	0004	CG	215.00	203.00	42,690.00	SF		1.00	1.00	1.00	12.00	12.00	512,280							

REVIEW DATE 12/18/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS