PT GOVT LOT 1 OF SEC 1-2N-27E
IN OR 1250/1986
ESMT OR 1803/943 (EX DOT R/W

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPOINT DR E SUITE B
JACKSONVILLE, FL 32216

2023

01-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS

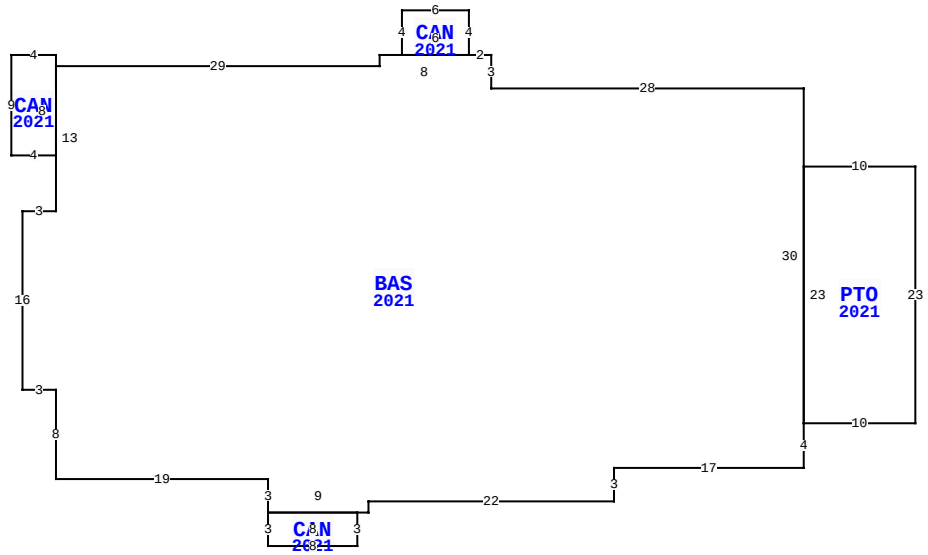
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		17 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,535	100	2,535	698,114
CAN	24	30	7	1,928
CAN	24	30	7	1,928
CAN	36	30	11	3,029
PTO	230	5	12	3,305
TOTALS	2,849		2,572	708,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	2,572	129.2928	275.39	708,303	2021	2021	0	0	0	0.00	100.00

2 FAST FOOD – 0% - 2023 Heated Area: 2535 HX Base Yr



BLD DATE	06/16/2022 KK	LGL DATE	
XF DATE	06/16/2022 KK	LAND DATE	06/16/2022 KK
INC DATE		AG DATE	

463795 SR 200, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,102,921
TOTAL MARKET OB/XF VALUE	329,451
TOTAL LAND VALUE - MARKET	790,000
TOTAL MARKET VALUE	2,222,372
SOH/AGL Deduction	0
ASSESSED VALUE	2,222,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,222,372
TOTAL JUST VALUE	2,222,372
NCON VALUE	415,898
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,455,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007637	NEW CONST - ARBY'	422,182	06/10/2021
21007072	NEW CONST - PEP B	514,010	06/01/2021
21005852	XFOB-DUMPSTER ENC	23,000	05/07/2021
E22924	ELEC OTHER	0	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/1988	8/05/2004	QC	U	V	06	100
GRANTOR: MEADOWS INC						
GRANTEE: CEDAR CROSSING ENTE						
1250/1986	8/05/2004	WD	U	V	19	700,000
GRANTOR: MEADOWS INCORPORATED						
GRANTEE: CEDAR CROSSING ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W28 N3 W2 CAN=[YR=2021] N4 W6 S4 E6$ W8 S1
W29 CAN=[YR=2021] N1 W4 S9 E4 N8$ S13 W3 S16 E3 S8 E19 S3
CAN=[YR=2021] S3 E8 N3 W8 $ E9 N1 E22 N3 E17 N4
PTO=[YR=2021] E10 N23 W10 S23$ N30$.

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
6	0803	ASPHALT C	0	0	0	0	7,106.00	SF	2.00	2.00	100	2018	2018	3	84	11,938	
7	0400	CONC CURB	0	0	0	0	477.00	LF	15.00	15.00	100	2018	2018	3	99	7,083	
8	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2018	2018	3	95	14,421	
9	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2018	2018	3	98	1,886	
10	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2018	2018	3	95	1,140	
11	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100	2018	2018	3	98	1,157	
12	0920	CWALL-WD/M	0	0	0	0	385.00	LF	390.00	390.00	100	2018	2018	3	86	129,129	
13	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2018	2018	3	100	700	
14	0422	CL FNC 4'	0	0	0	0	378.00	LF	15.00	15.00	100	2018	2018	3	95	5,387	
15	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 173,411

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	002200	C	DRIVE-IN	0		CI	177.00	398.00	31,600.00	SF		1.00	1.00	1.00	25.00	25.00	790,000							

REVIEW DATE 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 790,000 Market: 0 Agricultural: 0 Common: 790,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 1 OF SEC 1-2N-27E
IN OR 1250/1986
ESMT OR 1803/943 (EX DOT R/W

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPOINT DR E SUITE B
JACKSONVILLE, FL 32216

2023

01-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS

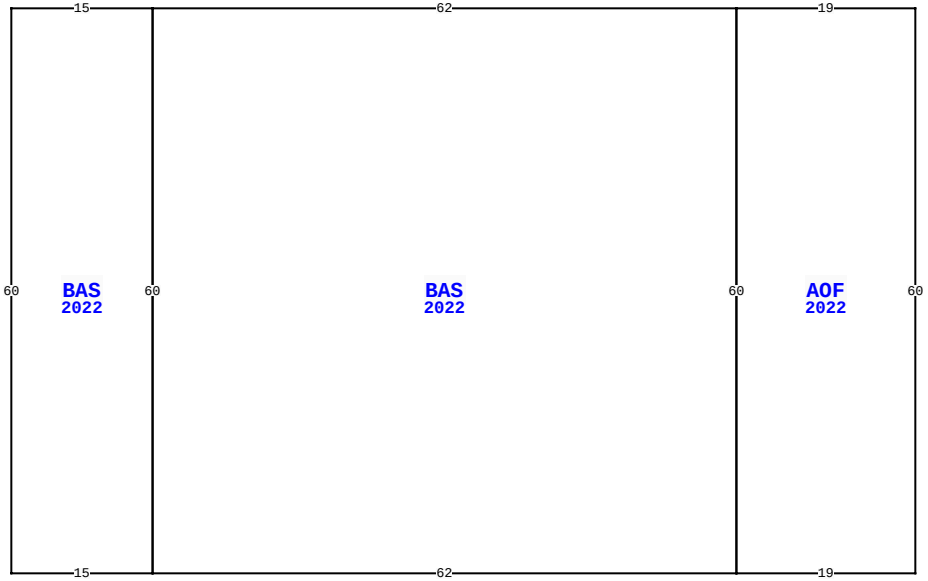
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,140	100	1,140	78,101
BAS	900	100	900	61,659
BAS	3,720	100	3,720	254,857
TOTALS	5,760		5,760	394,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	5,760	77.6286	68.51	394,618	2022	2022	0	0	0	0.00	100.00

3 SERV SHOP – 0% - 2023 Heated Area: 5760 HX Base Yr



463795 SR 200, YULEE

BLD DATE	06/16/2022	KK	LGL DATE	
XF DATE	06/16/2022	KK	LAND DATE	06/16/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,102,921
TOTAL MARKET OB/XF VALUE	329,451
TOTAL LAND VALUE - MARKET	790,000
TOTAL MARKET VALUE	2,222,372
SOH/AGL Deduction	0
ASSESSED VALUE	2,222,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,222,372
TOTAL JUST VALUE	2,222,372
NCON VALUE	415,898
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,455,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/1988	8/05/2004	QC	U	V	06	100
GRANTOR: MEADOWS INC						
GRANTEE: CEDAR CROSSING ENTE						
1250/1986	8/05/2004	WD	U	V	19	700,000
GRANTOR: MEADOWS INCORPORATED						
GRANTEE: CEDAR CROSSING ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2022] W19 BAS=[YR=2022] W62 BAS=[YR=2022] W15 S60 E15 N60$ S60 E62 N60$ S60 E19 N60$.

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
16	0350	CARPORT WD	0	0	11	11	121.00	SF	13.00	13.00	100	2020	2020	3	93	1,463	
17	0803	ASPHALT C	0	0	0	0	25,067.00	SF	2.00	2.00	100	2021	2021	3	90	45,121	
18	0400	CONC CURB	0	0	0	0	1,146.00	LF	15.00	15.00	100	2021	2021	3	100	17,190	
19	1123	CB 8"	0	0	0	0	270.00	SF	6.15	6.15	100	2021	2021	3	100	1,661	
20	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2021	2021	3	99	1,188	
21	0810	CONCRETE A	0	0	21	11	231.00	SF	6.50	6.50	100	2021	2021	3	100	1,502	
22	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2021	2021	3	100	400	
23	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2021	2021	3	100	200	
24	0351	CARPORT MT	0	0	6	5	30.00	SF	10.00	10.00	100	2021	2021	3	97	291	
25	0812	CONCRETE C	0	0	0	0	1,242.00	SF	4.00	4.00	100	2021	2021	3	100	4,968	

TOTAL OB/XF 73,984

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

REVIEW DATE 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 790,000 Market: 0 Agricultural: 0 Common: 790,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 1 OF SEC 1-2N-27E
IN OR 1250/1986
ESMT OR 1803/943 (EX DOT R/W

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPOINT DR E SUITE B
JACKSONVILLE, FL 32216

2023

01-2N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	06/16/2022	KK	LGL DATE
XF DATE	06/16/2022	KK	LAND DATE 06/16/2022 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,102,921
TOTAL MARKET OB/XF VALUE	329,451
TOTAL LAND VALUE - MARKET	790,000
TOTAL MARKET VALUE	2,222,372
SOH/AGL Deduction	0
ASSESSED VALUE	2,222,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,222,372
TOTAL JUST VALUE	2,222,372
NCON VALUE	415,898
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,455,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1250/1988	8/05/2004	QC	U	V	06	100
GRANTOR: MEADOWS INC						
GRANTEE: CEDAR CROSSING ENTE						
1250/1986	8/05/2004	WD	U	V	19	700,000
GRANTOR: MEADOWS INCORPORATED						
GRANTEE: CEDAR CROSSING ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

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
26	0811	CONCRETE B	0	0	0	0	730.00	SF	5.20	5.20	100	2021	2021	3	100	3,796	
27	0381	COOLER	0	0	10	10	100.00	SF	82.50	82.50	100	2021	2021	3	99	8,168	
28	0383	FREEZER	0	0	13	10	130.00	SF	105.00	105.00	100	2021	2021	3	99	13,514	
29	0964	HALON SYST	0	0	0	0	6.00	SF	50.00	50.00	100	2021	2021	3	100	300	
30	0966	FIRE SPRNK	0	0	0	0	2,535.00	SF	3.00	3.00	100	2021	2021	3	100	7,605	
31	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2021	2021	3	99	17,533	
32	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2021	2021	3	99	990	
33	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2021	2021	3	100	25	
34	4950	BOLLARD	0	0	0	0	16.00	UT	100.00	100.00	100	2021	2021	3	100	1,600	
35	0812	CONCRETE C	0	0	0	0	1,665.00	SF	4.00	4.00	100	2021	2021	3	100	6,660	

TOTAL OB/XF 60,191

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

REVIEW DATE 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 790,000 Market: 0 Agricultural: 0 Common: 790,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 1 OF SEC 1-2N-27E
IN OR 1250/1986
ESMT OR 1803/943 (EX DOT R/W

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPOINT DR E SUITE B
JACKSONVILLE, FL 32216

2023

01-2N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	06/16/2022	KK	LGL DATE
XF DATE	06/16/2022	KK	LAND DATE 06/16/2022 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,102,921
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ASSESSED VALUE	2,222,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,222,372
TOTAL JUST VALUE	2,222,372
NCON VALUE	415,898
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,455,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1250/1988	8/05/2004	QC	U	V	06	100
GRANTOR: MEADOWS INC						
GRANTEE: CEDAR CROSSING ENTE						
1250/1986	8/05/2004	WD	U	V	19	700,000
GRANTOR: MEADOWS INCORPORATED						
GRANTEE: CEDAR CROSSING ENTE						

BUILDING NOTES

BUILDING DIMENSIONS

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
36	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	2021	2021	3	100	585	
37	0966	FIRE SPRNK	0	0	0	0	5,760.00	SF	3.00	3.00	100	2022	2022	3	100	17,280	
38	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2022	2022	3	100	800	
39	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	2022	2022	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 21,865

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 06/16/2022 BY KK Total Acres: 0.00 Total Land Value: 790,000 Market: 0 Agricultural: 0 Common: 790,000 PRINTED 08/02/2023 BY SYS