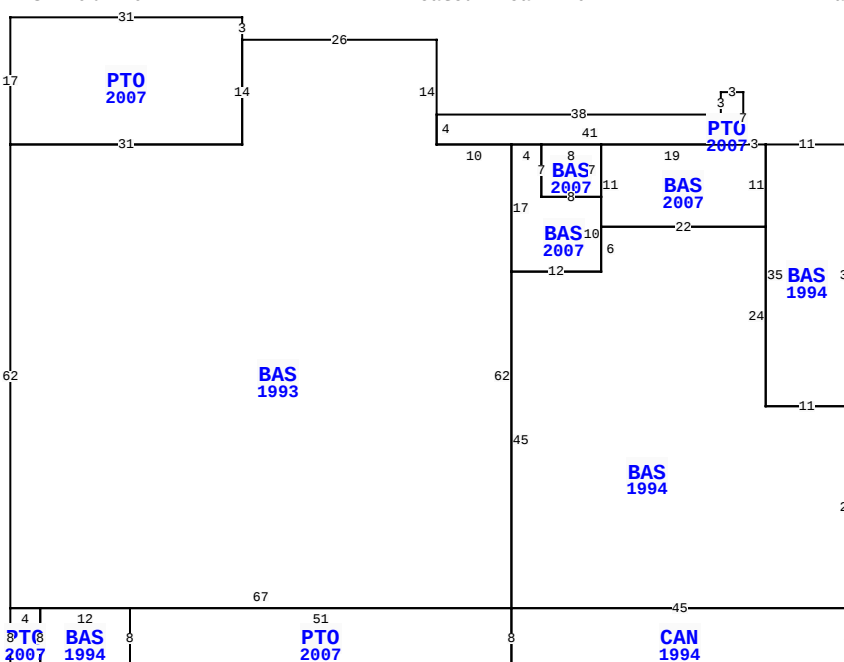


GET & SAVE LLC/
852426 US HWY 17 NORTH
YULEE, FL 32097

02-3N-26-0000-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
CONSTRUCTION										VALUATION SUMMARY																																											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																															
Exterior Wall		16	WD FR STUC 70							3301	04	7,569	92.3400	114.73	868,391	1969	1979	0	0	0	50.00	50.00	VALUATION BY				STANDARD																										
Exterior Wall		17	CB STUCCO 30							1 BARS - 0% - 0										Heated Area: 7404										HX Base Yr																							
Roof Structur		04	WOOD TRUSS 100																	BUILDING MARKET VALUE										434,196																							
Roof Cover		02	ROLL COMP 100																	TOTAL MARKET OB/XF VALUE										41,937																							
Interior Wall		04	PLYWOOD 100																	TOTAL LAND VALUE - MARKET										94,819																							
Interior Floo		11	CLAY TILE 70																	TOTAL MARKET VALUE										570,952																							
Interior Floo		05	ASPH TILE 30																	SOH/AGL Deduction										204,224																							
Ceiling		01	FIN.SUSPD 100																	ASSESSED VALUE										366,728																							
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE										0																							
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE										366,728																							
Fixtures		21	100																	TOTAL JUST VALUE										570,952																							
Frame		03	MASONRY 100																	NCON VALUE										0																							
Story Height			10 100							INCOME VALUE																																											
RMS			4 100							PREVIOUS YEAR MKT VALUE										425,550																																	
Stories		1.	1. 100																																																		
Units		00	0 100																																																		
Occupancy		00	OWNER OCC 100																																																		
Quality		03	Quality Level 03																																																		
DOR CODE		3300	NIGHTCLUB/BARS																																																		
MAP NUM			MKT AREA							05																																											
NEIGHBORHOOD/LOC		4001.00																																																			
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																												
BAS			4,518		100		4,518		259,175																																												
BAS			96		100		96		5,507																																												
BAS			385		100		385		22,086																																												
BAS			1,959		100		1,959		112,378																																												
BAS			56		100		56		3,213																																												
BAS			148		100		148		8,490																																												
BAS			242		100		242		13,883																																												
CAN			360		30		108		6,196																																												
PTO			32		5		2		115																																												
PTO			173		5		9		517																																												
TOTALS			8,904				7,569		434,196																																												
EXTRA FEATURES										852426 US HWY 17, YULEE																																											
L N		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		20,901.00		SF		4.00		4.00		100		1970		1970		3		22		18,393																									
2		0803		ASPHALT C		0 0		0 0		10,119.00		SF		1.20		1.20		100		1976		1976		3		50		6,071																									
4		0381		COOLER		0 0		11 35		385.00		SF		82.50		82.50		100		1987		1987		3		20		6,353																									
6		0400		CONC CURB		0 0		0 0		85.00		LF		15.00		15.00		100		1980		1980		3		49		625																									
8		0443		STK FNC 6'		0 0		0 0		52.00		LF		10.00		10.00		100		1994		1994		3		20		104																									
12		4950		BOLLARD		0 0		0 0		11.00		UT		100.00		100.00		100		1975		1975		3		100		1,100																									
15		0803		ASPHALT C		0 0		0 0		2,669.00		SF		2.00		2.00		100		1997		1997		3		50		2,669																									
16		0381		COOLER		0 0		16 4		64.00		SF		82.50		82.50		100		1969		1969		3		20		1,056																									
19		0463		FENCE GATE		0 0		0 0		1.00		UT		300.00		300.00		100		1994		1994		3		36		108																									
21		0141		BAR TOP L		0 0		72 0		72.00		LF		86.00		86.00		100		2011		2011		3		55		3,406																									
LAND DESCRIPTION										TOTAL OB/XF										39,885																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV					
1		003300		C		NIGHT CLUB		0				CHT		376.00		212.00		34,409.60		SF				1.00		1.00		1.00		2.00		2.00		68,819																			
2		003300		C		NIGHT CLUB		0				IW		0.00		0.00		1.04		AC				1.00		1.00		1.00		25,000.00		25,000.00		26,000																			
REVIEW DATE		02/09/2018		BY		KK		Total Acres: 1.04		Total Land Value: 94,819		Market: 0		Agricultural: 0		Common: 94,819		PRINTED 08/02/2023 BY SYS																																			

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