

PARCELS 2-49 & 2-100
IN OR 2485/1802
ESMT PT OR 1790/1660

GS YULEE LLC/
214 BRAZILIAN AVE STE 212
PALM BEACH, FL 33480

2023

25-2N-28-0000-0002-0490



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 60	2201	04	3,771	116.0810	247.25	932,380	2006	2006	0	0	65	12.00	23.00	VALUATION SUMMARY										
Exterior Wall	18	CEMENT BRK 40	4 FAST FOOD - 0% - 0													Heated Area: 1821										
Roof Structure	09	RIDGE FRME 100														HX Base Yr										
Roof Cover	02	ROLL COMP 100																								
Interior Wall	06	CUST PANEL 100																								
Interior Floor	16	EPOXY STRP 100																								
Ceiling	01	FIN.SUSPD 100																								
Air Condition	04	ROOF TOP 100																								
Heating Type	04	AIR DUCTED 100																								
Fixtures	02	WOOD FRAME 100																								
Frame	02	WOOD FRAME 100																								
Story Height	11	100																								
RMS	3	100																								
Stories	1.	1. 100																								
Units	0	100																								
Occupancy	00	OWNER OCC 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	175	100	175	9,952																						
BAS	180	100	180	10,236																						
BAS	1,466	100	1,466	83,368																						
CAN	1,442	30	433	24,624																						
CAN	5,057	30	1,517	86,268																						
TOTALS	8,320		3,771	214,447																						
EXTRA FEATURES					463939 SR 200, YULEE																					
L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES									
1	0812	CONCRETE C	0	0	0	0	31,074.00	SF	4.00	4.00	1	2006	2006	3	1	1,243										
2	0400	CONC CURB	0	0	0	0	1,242.00	LF	15.00	15.00	1	2006	2006	3	1	186										
3	1123	CB 8"	0	0	0	0	376.00	SF	6.15	6.15	1	2006	2006	3	1	23										
4	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	1	2006	2006	3	1	7										
5	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	1	2006	2006	3	1	8										
6	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	1	2006	2006	3	1	14										
7	7080	SOUND SYS	0	0	0	0	1.00	UT	5,000.00	5,000.00	1	2006	2006	3	1	50										
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	1	2006	2006	3	1	9										
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	1	2006	2006	3	1	51										
10	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	1	2006	2006	3	1	8										
LAND DESCRIPTION					TOTAL OB/UF 1,599																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	48,351.00	SF		1.00	1.00	1.00	15.00	15.00	725,265									
REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 725,265 Market: 0 Agricultural: 0 Common: 725,265 PRINTED 08/02/2023 BY SYS																										