TRACT 12
5TH AMENDMENT REC ESMT &
OPERATING DEV AGMT OR 1374/705

WAB YULEE LLC
PO BOX 2834
JOLIET, IL 60434-2834

**2023**

**37-2N-27-1950-0012-0000**

## BUILDING CHARACTERISTICS

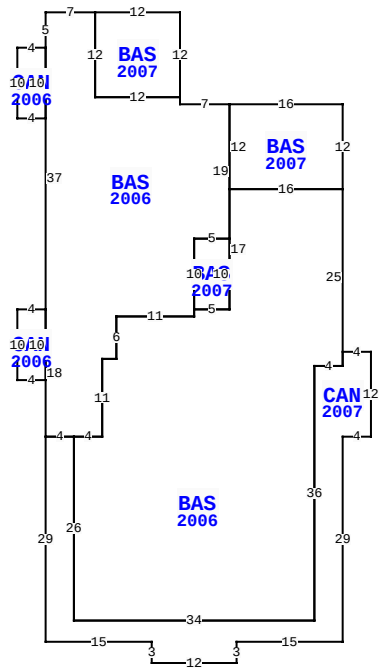
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 02 | ROLL COMP 90 |
| Roof Cover | 11 | SLATE 10 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 08 | DECORATIVE 40 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 20 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| 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 | 4058.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 976 | 100 | 976 | 152,083 |
| BAS | 1,703 | 100 | 1,703 | 265,366 |
| BAS | 50 | 100 | 50 | 7,791 |
| BAS | 144 | 100 | 144 | 22,438 |
| BAS | 192 | 100 | 192 | 29,918 |
| CAN | 40 | 30 | 12 | 1,870 |
| CAN | 40 | 30 | 12 | 1,870 |
| CAN | 458 | 30 | 137 | 21,347 |
| TOTALS | 3,603 | | 3,226 | 502,684 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2201 | 04 | 3,226 | 126.1291 | 268.66 | 866,697 | 2006 | 2006 | 0 | 0 | 30 | 12.00 | 58.00 |

1 FAST FOOD – 0% - 2023 Heated Area: 3065 HX Base Yr




463773 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 07/13/2021 KK | LGL DATE | |
| XF DATE | 07/13/2021 KK | LAND DATE | 07/13/2021 KK |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,469,272 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,469,272 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,469,272 |
| TOTAL JUST VALUE | 1,469,272 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,469,272 |
| PREVIOUS YEAR MKT VALUE | 2,697,482 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2593/0245 | 9/26/2022 | WD | U | I | 11 | 100 |
| GRANTOR: PERSICO WILLIAM B REV | | | | | | |
| GRANTEE: WAB YULEE LLC | | | | | | |
| 2498/0325 | 9/17/2021 | SW | Q | I | 01 | 3,825,000 |
| GRANTOR: CPG YULEE LLC | | | | | | |
| GRANTEE: PERSICO WILLIAM B R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W16BAS=[YR=2006] W7N1 BAS=[YR=2007]
N12W12S12E12$W12N12W7 S5CAN=[YR=2006] W4S10E4N10$S37
CAN=[YR=2006] W4S10E4N10$S18CAN=[YR=2007]
S29E15S3E12N3E15N29E4N12W4S2W4 S36W34N26W4$E4BAS=[YR=2006]
S26E34 N36E4N25W16S17W5S1W11S6W2S11W4
$E4N11E2N6E11N1BAS=[YR=2007] E5N10W5 S10$N10E5N19$S12E16N12$.

## 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 | 0381 | COOLER | 0 | 0 | 12 | 6 | 72.00 | SF | 82.50 | 82.50 | 100 | 2006 | 2006 | 3 | 60 | 3,564 | |
| 2 | 0383 | FREEZER | 0 | 0 | 12 | 6 | 72.00 | SF | 105.00 | 105.00 | 100 | 2006 | 2006 | 3 | 60 | 4,536 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,066.00 | LF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 91 | 14,551 | |
| 4 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2006 | 2006 | 3 | 100 | 600 | |
| 5 | 0505 | FLAGPOLE A | 0 | 0 | 0 | 0 | 25.00 | LF | 50.00 | 50.00 | 100 | 2006 | 2006 | 3 | 31 | 388 | |
| 6 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2006 | 2006 | 3 | 31 | 87 | |
| 7 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 12.00 | UT | 2,530.00 | 2,530.00 | 100 | 2006 | 2006 | 3 | 72 | 21,859 | |
| 8 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 2.00 | UT | 500.00 | 500.00 | 100 | 2006 | 2006 | 3 | 72 | 720 | |
| 9 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 24,572.00 | SF | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 60 | 29,486 | |
| 10 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,468.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 88 | 12,207 | |

TOTAL OB/XF 87,998

## 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 | 002200 | C | DRIVE-IN | 0 | 0004 | CI | 0.00 | 0.00 | 44,867.00 | SF | | 1.00 | 1.00 | 1.00 | 20.00 | 20.00 | 897,340 | | | | | | | |

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

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## NASSAU COUNTY PROPERTY



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| TOTALS | | | | |

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### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 2.00 | UT | 100.00 | 100.00 | 100 | 2006 | 2006 | 3 | 100 | 200 | |
| 12 | 0964 | HALON SYST | 0 | 0 | 6 | 2 | 12.00 | SF | 50.00 | 50.00 | 100 | 2006 | 2006 | 3 | 88 | 528 | |
| 13 | 0964 | HALON SYST | 0 | 0 | 6 | 2 | 12.00 | SF | 50.00 | 50.00 | 100 | 2006 | 2006 | 3 | 88 | 528 | |
| 14 | 0964 | HALON SYST | 0 | 0 | 4 | 2 | 8.00 | SF | 50.00 | 50.00 | 100 | 2006 | 2006 | 3 | 88 | 352 | |
| 15 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 3.00 | UT | 400.00 | 400.00 | 100 | 2006 | 2006 | 3 | 31 | 372 | |
| 16 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 2.00 | UT | 25.00 | 25.00 | 100 | 2006 | 2006 | 3 | 91 | 46 | |
| 18 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 308.00 | SF | 6.15 | 6.15 | 100 | 2006 | 2006 | 3 | 88 | 1,667 | |
| 19 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 1.00 | UT | 787.50 | 787.50 | 100 | 2006 | 2006 | 3 | 72 | 567 | |
| 20 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 1.00 | UT | 1,012.50 | 1,012.50 | 100 | 2006 | 2006 | 3 | 72 | 729 | |
| 21 | 0351 | CARPORT MT | 0 | 0 | 14 | 10 | 140.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 40 | 560 | |

TOTAL OB/XF 5,549

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS