

TRACT 13
IN OR 2021/1228
5TH AMENDMENT REC ESMT &

YULEE JASZ INC
6767 PHILIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256-2728

2023

37-2N-27-1950-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	08	METAL STUD 100
Story Height	10	100
RMS	4	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
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NEIGHBORHOOD/LOC	4058.00
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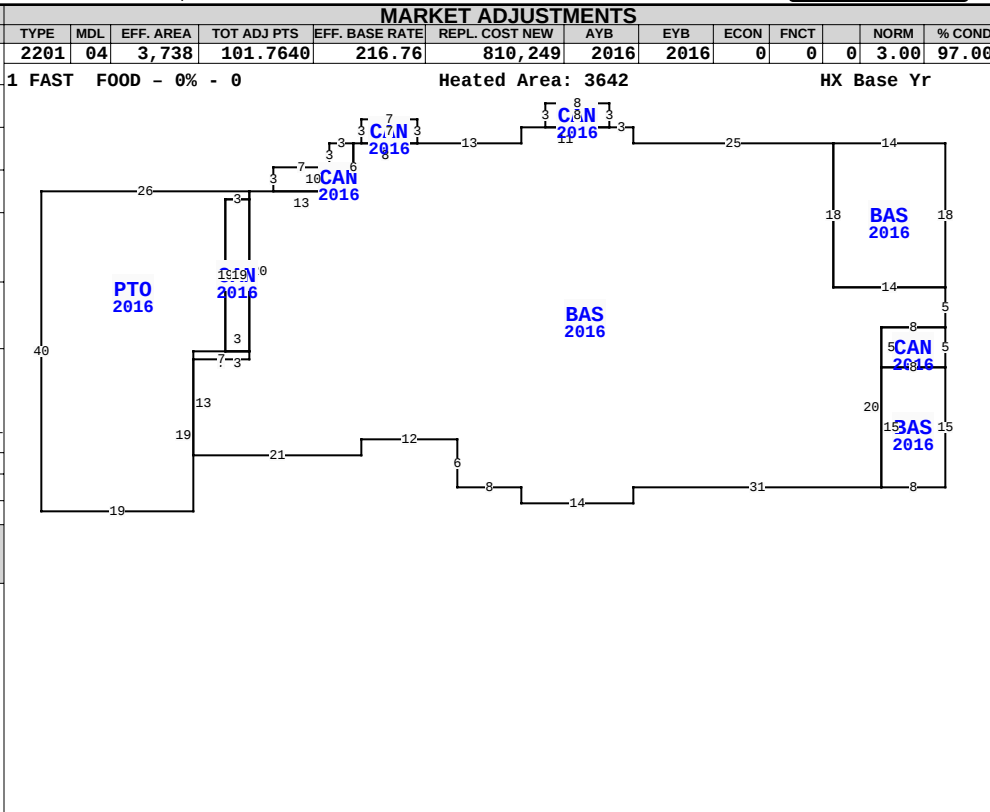
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	25,231
BAS	252	100	252	52,985
BAS	3,270	100	3,270	687,541
CAN	21	30	6	1,262
CAN	24	30	7	1,471
CAN	39	30	12	2,523
CAN	40	30	12	2,523
CAN	57	30	17	3,574
PTO	850	5	42	8,831

TOTALS	4,673		3,738	785,942
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	12,339.00	SF	2.00	2.00	19,742
2	0811	CONCRETE B	0	0	0	0	344.00	SF	5.20	5.20	1,735
3	0400	CONC CURB	0	0	0	0	1,285.00	LF	15.00	15.00	18,890
4	0464	FNC GT 10'	0	0	0	0	24.00	UT	350.00	350.00	7,728
5	0940	SHEDS/PORT	0	0	15	21	315.00	SF	45.00	45.00	11,057
6	1075	TRELLIS G	0	0	21	16	336.00	SF	35.00	35.00	9,878

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	002200	C	DRIVE-IN	0		CI	0.00	0.00	30,927.00	SF	

REVIEW DATE	02/04/2022	BY	KK
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BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	02/04/2022
INC DATE			AG DATE	

TOTAL OB/XF											
69,030											

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69,030											

Total Acres:	0.00	Total Land Value:	618,540	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		785,942	
TOTAL MARKET OB/XF VALUE		69,030	
TOTAL LAND VALUE - MARKET		618,540	
TOTAL MARKET VALUE		1,473,512	
SOH/AGL Deduction		627,286	
ASSESSED VALUE		846,226	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		846,226	
TOTAL JUST VALUE		1,473,512	
NCON VALUE		0	
INCOME VALUE		1,803,757	
PREVIOUS YEAR MKT VALUE		1,215,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614866	NEW CONSTR/ROOF	54,239	02/01/2016
B1631616	NEW CONSTR 4/13/1	482,291	01/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2021/1228	1/04/2016	WD Q	Q	V	01
GRANTOR: KD NASSAU OUTPARCELS					407,400
GRANTEE: YULEE JASZ INC					
1362/1020	10/27/2005	QC U	V	06	100
GRANTOR: DUDLEY JOHNNY L &					
GRANTEE: KD NASSAU OUTPARCEL					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2016] W14 BAS=[YR=2016] W25 N2 W3 CAN=[YR=2016] N3 W8 S3 E8 \$ W11 S2 W13 CAN=[YR=2016] N3 W7 S3 E7 \$ W8 CAN=[YR=2016] W3 S3 W7 S3 E10 N6 \$ S6 W13 PTO=[YR=2016] W26 S40 E19 N19 E7 N1 CAN=[YR=2016] W3 N19 E3 S19 \$ W3 N19 E3 N1 \$ S20 W7 S13 E21 N2 E12 S6 E8 S2 E14 N2 E31 BAS=[YR=2016] E8 N15 CAN=[YR=2016] N5 W8 S5 E8 \$ W8 S15 \$ N20 E8 N5 W14 N18 \$ S18 E14 N18\$.											

TOTAL OB/XF											
69,030											

Common:	618,540	PRINTED 08/02/2023 BY SYS
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