TRACT 15
IN OR 1528/828
5TH AMENDMENT REC ESMT &

MANHEIM TOWNSHIP DEV CO
519 E MAIN ST
LITITZ, PA 17543

2023

37-2N-27-1950-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

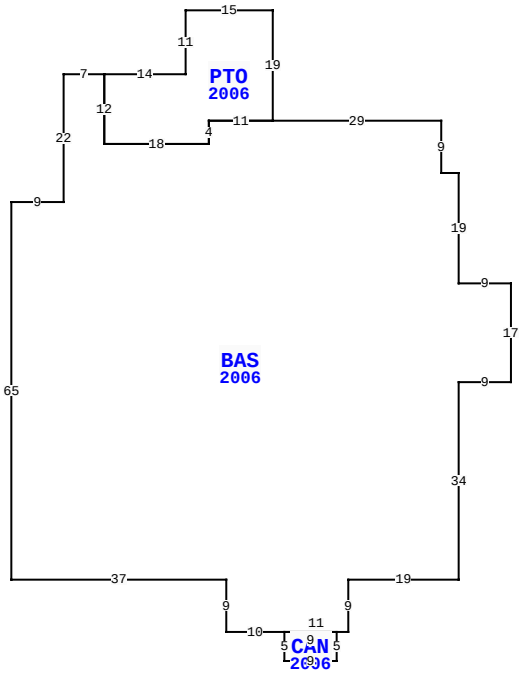
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	03	CONC FINSH 60
Interior Floo	15	HARDTILE 40
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,256	100	6,256	1,148,402
CAN	45	30	14	2,570
PTO	469	5	23	4,222
TOTALS	6,770		6,293	1,155,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	6,293	117.6882	208.60	1,312,720	2006	2006	0	0	0	12.00	88.00

1 RSTARANT 1 – 0% - 0 Heated Area: 6256 HX Base Yr



463755 SR 200, YULEE

BLD DATE	12/13/2018	KK	LGL DATE		
XF DATE	12/13/2018	KK	LAND DATE	12/13/2018	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,155,194
TOTAL MARKET OB/XF VALUE	112,263
TOTAL LAND VALUE - MARKET	1,352,400
TOTAL MARKET VALUE	2,619,857
SOH/AGL Deduction	1,011,618
ASSESSED VALUE	1,608,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,608,239
TOTAL JUST VALUE	2,619,857
NCON VALUE	0
INCOME VALUE	2,449,982
PREVIOUS YEAR MKT VALUE	2,197,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23666	ELEC OTHER	0	08/01/2011
E23667	ELEC OTHER	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/0828	10/03/2007	WD	Q	I		1,532,300
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: MANHEIM TOWNSHIP DE						
1362/1020	10/27/2005	QC	U	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KD NASSAU OUTPARCEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 N19 W3 N9 W29 PTO=[YR=2006] N19 W15 S11 W14 S12 E18 N4 E11$ W11 S4 W18 N12 W7 S22 W9 S65 E37 S9 E10 CAN=[YR=2006] S5 E9 N5 W9$ E11 N9 E19 N34 E9 N17$.

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	0418	EXHST FAN	0	0	0	0	5.00	UT	400.00	400.00	100	2006	2006	3	31	620	
2	0964	HALON SYST	0	0	4	4	16.00	SF	50.00	50.00	100	2006	2006	3	88	704	
3	0964	HALON SYST	0	0	14	5	70.00	SF	50.00	50.00	100	2006	2006	3	88	3,080	
4	0966	FIRE SPRNK	0	0	0	0	6,347.00	SF	3.00	3.00	100	2006	2006	3	88	16,756	
5	0812	CONCRETE C	0	0	0	0	3,364.00	SF	4.00	4.00	100	2006	2006	3	88	11,841	
6	0803	ASPHALT C	0	0	0	0	35,564.00	SF	2.00	2.00	100	2006	2006	3	60	42,677	
7	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2006	2006	3	91	228	
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	9,108	
9	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2006	2006	3	72	360	
10	0400	CONC CURB	0	0	0	0	1,266.00	LF	15.00	15.00	100	2006	2006	3	91	17,281	

TOTAL OB/XF 102,655

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	002100	C	RESTAURANT	0	0004	CI	0.00	0.00	67,620.00	SF		1.00	1.00	1.00	20.00	20.00	1,352,400							

REVIEW DATE 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 1,352,400 Market: 0 Agricultural: 0 Common: 1,352,400 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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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	0648	LIGHTS-AV	0	0	0	0	15.00	UT	140.00	140.00	100	2006	2006	3	31	651	
13	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2006	2006	3	100	300	
14	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2006	2006	3	100	200	
15	0463	FENCE GATE	0	0	0	0	3.00	UT	900.00	900.00	100	2006	2006	3	72	1,944	
17	0142	BAR TOP A	0	0	0	0	47.00	LF	165.00	165.00	100	2006	2006	3	31	2,404	
18	1123	CB 8"	0	0	0	0	410.00	SF	6.15	6.15	100	2006	2006	3	88	2,219	
19	0976	DECORATIVE	0	0	0	0	21.00	UT	125.00	125.00	100	2006	2006	3	72	1,890	

LAND DESCRIPTION

TOTAL OB/XF 9,608

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 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 1,352,400 Market: 0 Agricultural: 0 Common: 1,352,400 PRINTED 08/02/2023 BY SYS