TRACT 16
IN OR 1473/1501
5TH AMENDMENT REC ESMT &

STARBUCKS CORPORATION
C/O RYAN TAX COMPLIANCE, SERVICES, LLC
HOUSTON, TX 77056

2023

37-2N-27-1950-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

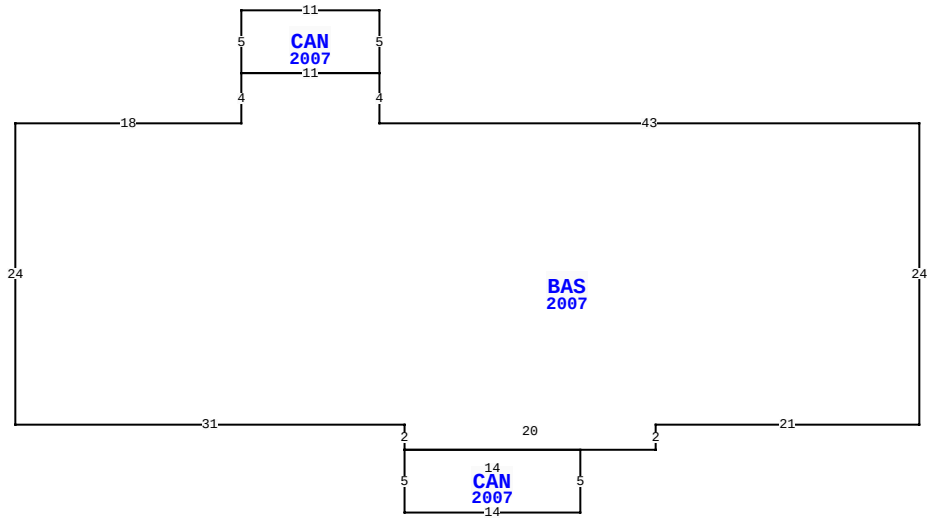
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 90
Roof Cover	11	SLATE 10
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 80
Interior Floo	15	HARDTILE 20
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 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	1,812	100	1,812	450,293
CAN	55	30	16	3,977
CAN	70	30	21	5,219
TOTALS	1,937		1,849	459,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	1,849	131.0904	279.22	516,278	2007	2007	0	0	0	11.00	89.00

1 FAST FOOD – 0% - 0 Heated Area: 1812 HX Base Yr



463749 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	459,487
TOTAL MARKET OB/XF VALUE	52,141
TOTAL LAND VALUE - MARKET	404,240
TOTAL MARKET VALUE	915,868
SOH/AGL Deduction	354,216
ASSESSED VALUE	561,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	561,652
TOTAL JUST VALUE	915,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	760,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10004111	REMODEL	225,000	08/15/2018
B0719277	NEW CONSTR	0	01/01/2007
C19277	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1501	1/23/2007	WD	Q	V		383,400
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: STARBUCKS CORPORATI						
1362/1020	10/27/2005	QC	U	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KD NASSAU OUTPARCEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W43 N4 CAN=[YR=2007] N5 W11 S5 E11$ W11 S4
W18 S24 E31 S2 CAN=[YR=2007] S5 E14 N5 W14$ E20 N2 E21 N24$.

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	0803	ASPHALT C	0	0	0	0	9,609.00	SF	2.00	2.00	100	2007	2007	3	62	11,915	
2	0812	CONCRETE C	0	0	0	0	2,068.00	SF	4.00	4.00	100	2007	2007	3	89	7,362	
3	0812	CONCRETE C	0	0	150	12	1,800.00	SF	4.00	4.00	100	2007	2007	3	89	6,408	
4	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	2007	2007	3	89	1,388	
5	1126	CB/STC 8"	0	0	0	0	296.00	SF	8.00	8.00	100	2007	2007	3	89	2,108	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	
7	0400	CONC CURB	0	0	0	0	719.00	LF	15.00	15.00	100	2007	2007	3	92	9,922	
8	0462	ST/AL FNC	0	0	0	0	140.00	SF	10.00	10.00	100	2007	2007	3	52	728	
9	0462	ST/AL FNC	0	0	29	0	174.00	SF	10.00	10.00	100	2007	2007	3	52	905	
10	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2014	2014	3	97	170	

TOTAL OB/XF 41,350

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	20,212.00	SF		1.00	1.00	1.00	20.00	20.00	404,240							

REVIEW DATE 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 404,240 Market: 0 Agricultural: 0 Common: 404,240 PRINTED 08/02/2023 BY SYS

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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	5.00	UT	100.00	100.00	100	2007	2007	3	100	500	
12	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2007	2007	3	100	200	
13	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2007	2007	3	74	7,489	
14	0098	AWNING MTL	0	0	0	0	165.00	SF	13.00	13.00	100	2007	2007	3	35	751	
15	0098	AWNING MTL	0	0	0	0	513.00	SF	9.75	9.75	100	2007	2007	3	35	1,751	
17	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2018	2018	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 10,791

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: 404,240 Market: 0 Agricultural: 0 Common: 404,240 PRINTED 08/02/2023 BY SYS