TRACT 18 & PT OF TRACT 19
IN OR 2480/1579
5TH AMENDMENT REC ESMT &

ATLANTIC INVESTMENTS LLC
14875 WILDFLOWER DRIVE
FRENCHTOWN, MT 59834

**2023**

**37-2N-27-1950-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

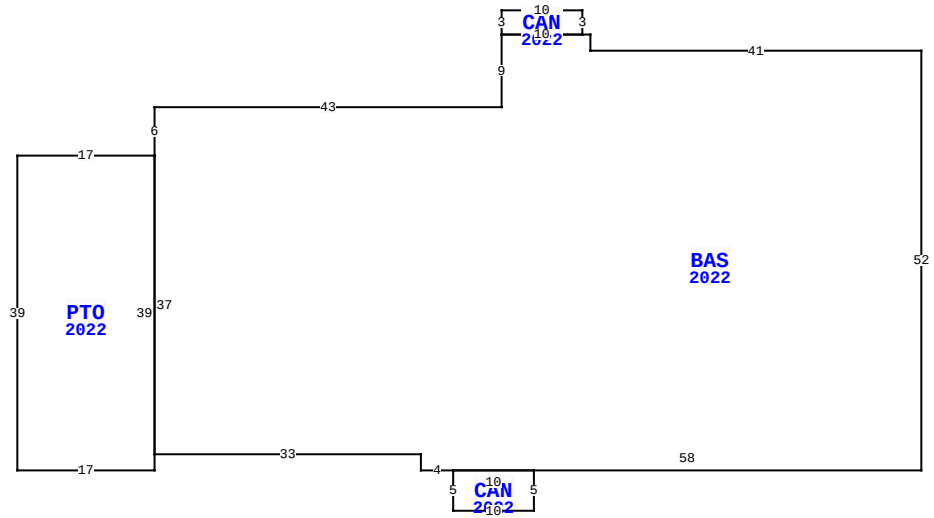
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 21 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 19 100 |
| 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 |
| NEIGHBORHOOD/LOC | 4058.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 4,595 | 100 | 4,595 | 1,242,764 |
| CAN | 30 | 30 | 9 | 2,434 |
| CAN | 50 | 30 | 15 | 4,057 |
| PTO | 663 | 5 | 33 | 8,925 |
| TOTALS | 5,338 | | 4,652 | 1,258,180 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2201 | 04 | 4,652 | 126.9778 | 270.46 | 1,258,180 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 FAST FOOD – 0% - 0 Heated Area: 4595 HX Base Yr




463731 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 07/08/2022 HS | LGL DATE | |
| XF DATE | 07/08/2022 KK | LAND DATE | 07/08/2022 HS |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 1,258,180 |
| TOTAL MARKET OB/XF VALUE | 153,908 |
| TOTAL LAND VALUE - MARKET | 1,041,640 |
| TOTAL MARKET VALUE | 2,453,728 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,453,728 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,453,728 |
| TOTAL JUST VALUE | 2,453,728 |
| NCON VALUE | 1,412,350 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,041,640 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21009911 | NEW CONSTR - CULV | 580,251 | 07/27/2021 |
| B1631821 | ADDITION/ATM KIOS | 80,000 | 02/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2480/1579 | 7/16/2021 | SW | Q | V | 01 | 1,327,000 |
| GRANTOR: VYSTAR CREDIT UNION | | | | | | |
| GRANTEE: ATLANTIC INVESTMENT | | | | | | |
| 1655/0999 | 12/23/2009 | WD | Q | V | 01 | 1,065,000 |
| GRANTOR: DUDLEY JOHNNY L ETAL | | | | | | |
| GRANTEE: VYSTAR CREDIT UNION | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W41 N2 W1 CAN=[YR=2022] N3 W10 S3 E10$ W10 S9 W43 S6 PTO=[YR=2022] W17 S39 E17 N39$ S37 E33 S2 E4 CAN=[YR=2022] S5 E10 N5 W10$E58 N52$.

## 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 | 26,428.00 | SF | 2.00 | 2.00 | 100 | 2022 | 2022 | 3 | 100 | 52,856 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,446.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 100 | 9,784 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,520.00 | LF | 15.00 | 15.00 | 100 | 2022 | 2022 | 3 | 100 | 22,800 | |
| 4 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 24.00 | UT | 100.00 | 100.00 | 100 | 2022 | 2022 | 3 | 100 | 2,400 | |
| 5 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 66.00 | SF | 8.00 | 8.00 | 100 | 2022 | 2022 | 3 | 100 | 528 | |
| 6 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 1.00 | UT | 25.00 | 25.00 | 100 | 2022 | 2022 | 3 | 100 | 25 | |
| 7 | 1126 | CB/STC 8" | 0 | 0 | 7 | 2 | 14.00 | SF | 8.00 | 8.00 | 100 | 2022 | 2022 | 3 | 100 | 112 | |
| 8 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 7.00 | UT | 2,530.00 | 2,530.00 | 100 | 2022 | 2022 | 3 | 100 | 17,710 | |
| 9 | 0351 | CARPORT MT | 0 | 0 | 6 | 6 | 36.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 360 | |
| 10 | 0351 | CARPORT MT | 0 | 0 | 6 | 6 | 36.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 360 | |

TOTAL OB/XF 106,935

## 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 | | CI | 0.00 | 0.00 | 52,082.00 | SF | | 1.00 | 1.00 | 1.00 | 20.00 | 20.00 | 1,041,640 | | | | | | | |

REVIEW DATE 07/08/2022 BY HS Total Acres: 0.00 Total Land Value: 1,041,640 Market: 0 Agricultural: 0 Common: 1,041,640 PRINTED 08/02/2023 BY SYS

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## BUILDING DIMENSIONS

## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0381 | COOLER | 0 | 0 | 14 | 10 | 140.00 | SF | 82.50 | 82.50 | 100 | 2022 | 2022 | 3 | 99 | 11,435 | |
| 12 | 0383 | FREEZER | 0 | 0 | 14 | 10 | 140.00 | SF | 105.00 | 105.00 | 100 | 2022 | 2022 | 3 | 99 | 14,553 | |
| 13 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 4,595.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 100 | 13,785 | |
| 14 | 0964 | HALON SYST | 0 | 0 | 0 | 0 | 98.00 | SF | 50.00 | 50.00 | 100 | 2022 | 2022 | 3 | 100 | 4,900 | |
| 15 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 50.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 500 | |
| 16 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 3.00 | UT | 400.00 | 400.00 | 100 | 2022 | 2022 | 3 | 100 | 1,200 | |
| 17 | 0463 | FENCE GATE | 0 | 0 | 9 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,973

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