

PT HEIRS E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 956/152 &
ESMT IN OR 799/197 (EX ESMT IN

MCDONALD'S CORPORATION
130 NEW BERLIN ROAD
JACKSONVILLE, FL 32218

2023

44-2N-27-0000-0001-0180



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 4										
Exterior Wall	17	CB STUCCO 90	2201	04	3,192	121.9192	259.69	828,930	1995	1995	0	0	0	28.00	72.00	VALUATION BY STANDARD									
Exterior Wall	21	STONE 10	1 FAST FOOD - 0% - 0													Heated Area: 2952 HX Base Yr									
Roof Structure	09	RIDGE FRME 100														Tax Group: 4 Tax Dist:									
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE 596,830									
Interior Wall	08	DECORATIVE 100														TOTAL MARKET OB/XF VALUE 100,677									
Interior Floor	15	HARDTILE 60														TOTAL LAND VALUE - MARKET 540,472									
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE 1,237,979									
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 247,434									
Air Condition	04	ROOF TOP 100														ASSESSED VALUE 990,545									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Fixtures	20	100														BASE TAXABLE VALUE 990,545									
Frame	03	MASONRY 100														TOTAL JUST VALUE 1,237,979									
Story Height	10	100	NCON VALUE 0																						
RMS	4	100	INCOME VALUE 1,415,905																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 1,018,954																						
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	4001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,952	100	2,952	551,956																					
CAN	18	30	5	935																					
CAN	24	30	7	1,309																					
CAN	48	30	14	2,618																					
CAN	72	30	22	4,113																					
CAN	159	30	48	8,975																					
UST	360	40	144	26,924																					
TOTALS	3,633		3,192	596,830																					
EXTRA FEATURES					462570 SR 200, YULEE																				
L N	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	27,025.00	SF	2.00	2.00	100	1995	1995	3	50	27,025									
2	0812	CONCRETE C	0	0	0	0	2,146.00	SF	4.00	4.00	100	1995	1995	3	72	6,180									
3	0400	CONC CURB	0	0	0	0	1,109.00	LF	15.00	15.00	100	1995	1995	3	79	13,142									
4	0855	CONC PAVER	0	0	0	0	1,342.00	SF	10.00	10.00	100	1995	1995	3	72	9,662									
5	0505	FLAGPOLE A	0	0	0	0	15.00	LF	50.00	50.00	100	1995	1995	3	20	150									
7	0422	CL FNC 4'	0	0	0	0	380.00	LF	15.00	15.00	100	1995	1995	3	39	2,223									
9	0446	BOX FNC 6'	0	0	0	0	74.00	LF	20.00	20.00	100	1995	1995	3	20	296									
10	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1995	1995	3	40	1,000									
11	1125	CB/STC 6"	0	0	45	8	360.00	SF	7.35	7.35	100	1995	1995	3	72	1,905									
13	7080	SOUND SYS	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1997	1997	3	100	1,500									
LAND DESCRIPTION					TOTAL OB/XF 63,083																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	CHT	0.00	0.00	67,559.00	SF		1.00	1.00	1.00	8.00	8.00	540,472								
REVIEW DATE 11/14/2019 BY KK Total Acres: 0.00 Total Land Value: 540,472 Market: 0 Agricultural: 0 Common: 540,472 PRINTED 08/02/2023 BY SYS																									

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