

LOT 1 IN OR 1197/995 (EX PT
R/W IN OR 1930/1280 & UTIL
ESMT IN OR 910/1136)

JAX FOODS LLC/
3770 SALT MEADOW COURT SOUTH
JACKSONVILLE, FL 32224

2023

44-2N-27-1970-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	08 DECORATIVE 60
Interior Wall	05 DRYWALL 40
Interior Floo	15 HARDTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	16 100
Frame	02 WOOD FRAME 100
Story Height	16 100
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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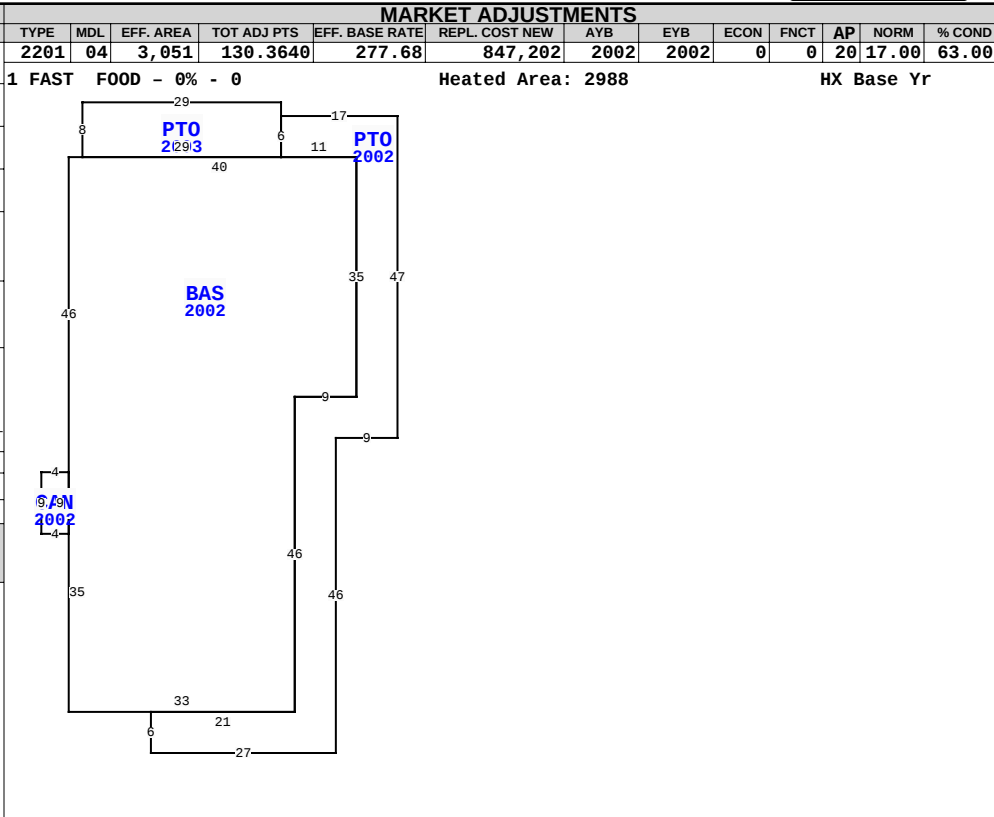
NEIGHBORHOOD/LOC	4001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100	2,988	522,716
CAN	36	30	11	1,924
PTO	804	5	40	6,997
PTO	232	5	12	2,099

TOTALS	4,060	3,051	533,737
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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	22,975.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	1,680.00	SF	4.00	4.00	
4	0964	HALON SYST	0	0	4	24	96.00	SF	50.00	50.00	
5	0964	HALON SYST	0	0	4	8	32.00	SF	50.00	50.00	
6	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	
8	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	
9	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	
10	0400	CONC CURB	0	0	0	0	1,237.00	LF	15.00	15.00	
11	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002200	C	DRIVE-IN	0	0004	CHT	0.00	0.00	47,429.00	SF	



BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	12/19/2018
INC DATE			AG DATE	

TOTAL OB/XF											
62,206											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			533,737
TOTAL MARKET OB/XF VALUE			64,469
TOTAL LAND VALUE - MARKET			379,432
TOTAL MARKET VALUE			977,638
SOH/AGL Deduction			148,351
ASSESSED VALUE			829,287
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			829,287
TOTAL JUST VALUE			977,638
NCON VALUE			0
INCOME VALUE			952,424
PREVIOUS YEAR MKT VALUE			934,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006130	REMODEL	65,000	07/10/2017
E1529408	CHNGE SRVC	0	06/01/2015
E0209372	CHNGE SRVC	17,000	03/03/2002
B0209412	NEW CONSTR	229,840	03/01/2002
P025436	NEW CONSTR	2,000	01/01/2002
SU990139	SIGN	20,000	03/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1197/0995	12/23/2003	WD U	I	19	
GRANTOR: KFC U S PROPERTIES IN					
GRANTEE: JAX FOODS INC					
1127/1357	4/07/2003	WD U	I	06	100
GRANTOR: KFC OF AMERICA INC					
GRANTEE: KFC US PROPERTIES I					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2002] W17 PTO=[YR=2003] N2 W29 S8 BAS=[YR=2002] W2 S46 CAN=[YR=2002] W4 S9 E4 N9\$ S35 E33 N46 E9 N35 W40\$ E29 N6\$ S6 E11 S35 W9 S46 W21 S6 E27 N46 E9 N47\$.											

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