

PT GOVT LOT 1 OF SEC 1-2N-27E
IN OR 1250/1986
ESMT OR 1803/943 (EX DOT R/W

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPOINT DR E SUITE B
JACKSONVILLE, FL 32216

2024

01-2N-27-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	02	WOOD FRAME 100
Story Height		17 100
RMS		2 100
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	4002.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,535	100	2,535	671,682
CAN	24	30	7	1,854
CAN	24	30	7	1,854
CAN	36	30	11	2,915
PTO	230	5	12	3,180

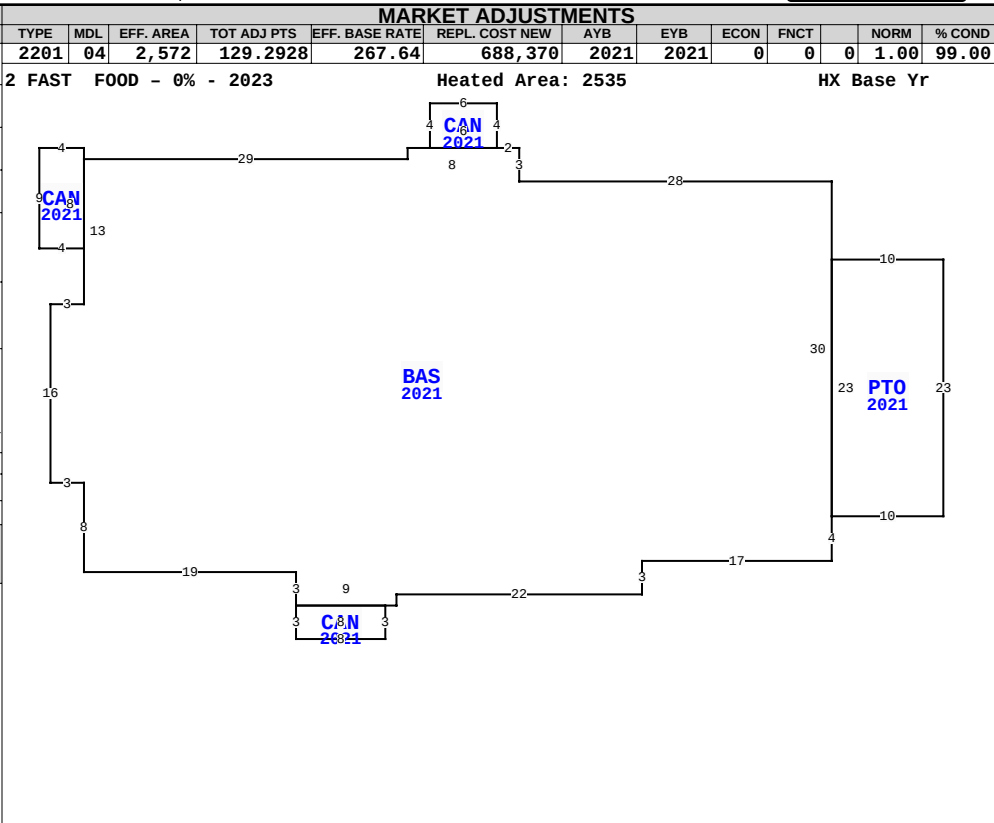
TOTALS	2,849		2,572	681,486
--------	-------	--	-------	---------

EXTRA FEATURES

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	15,950.00	SF	2.00	2.00	100	2018	2018	3	82	26,158	
2	0400	CONC CURB	0	0	0	0	477.00	LF	15.00	15.00	100	2018	2018	3	98	7,012	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2018	2018	3	94	14,269	
4	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2018	2018	3	97	1,866	
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2018	2018	3	94	1,128	
6	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100	2018	2018	3	97	1,145	
7	0920	CWALL-WD/M	0	0	0	0	385.00	LF	390.00	390.00	100	2018	2018	3	82	123,123	
8	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2018	2018	3	100	700	
9	0422	CL FNC 4'	0	0	0	0	378.00	LF	15.00	15.00	100	2018	2018	3	94	5,330	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

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		CI	177.00	398.00	31,600.00	SF		1.00	1.00	1.00	25.00	25.00	790,000							



BLD DATE	06/16/2022	KK	LGL DATE	
XF DATE	06/16/2022	KK	LAND DATE	06/16/2022
INC DATE			AG DATE	

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	15,950.00	SF	2.00	2.00	100	2018	2018	3	82	26,158	
2	0400	CONC CURB	0	0	0	0	477.00	LF	15.00	15.00	100	2018	2018	3	98	7,012	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2018	2018	3	94	14,269	
4	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2018	2018	3	97	1,866	
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2018	2018	3	94	1,128	
6	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100	2018	2018	3	97	1,145	
7	0920	CWALL-WD/M	0	0	0	0	385.00	LF	390.00	390.00	100	2018	2018	3	82	123,123	
8	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2018	2018	3	100	700	
9	0422	CL FNC 4'	0	0	0	0	378.00	LF	15.00	15.00	100	2018	2018	3	94	5,330	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

TOTAL OB/XF

TOTAL OB/XF	181,295
-------------	---------

NASSAU COUNTY PROPERTY

PAGE 1 of 4	4
-------------	---

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		1,064,929
TOTAL MARKET OB/XF VALUE		312,379
TOTAL LAND VALUE - MARKET		790,000
TOTAL MARKET VALUE		2,167,308
SOH/AGL Deduction		0
ASSESSED VALUE		2,167,308
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,167,308
TOTAL JUST VALUE		2,167,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,222,372

(463795) ARBY'S RESTAURANT _ (463801) PEP BOYS AUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007637	NEW CONST - ARBY'	422,182	06/10/2021
21007072	NEW CONST - PEP B	514,010	06/01/2021
21005852	XFOB-DUMPSTER ENC	23,000	05/07/2021
E22924	ELEC OTHER	0	09/01/2010

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/1988	8/05/2004	QC	U	V	06	100
GRANTOR: MEADOWS INC						
GRANTEE: CEDAR CROSSING ENTE						
1250/1986	8/05/2004	WD	U	V	19	700,000
GRANTOR: MEADOWS INCORPORATED						
GRANTEE: CEDAR CROSSING ENTE						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/1988	8/05/2004	QC	U	V	06	100
GRANTOR: MEADOWS INC						
GRANTEE: CEDAR CROSSING ENTE						
1250/1986	8/05/2004	WD	U	V	19	700,000
GRANTOR: MEADOWS INCORPORATED						
GRANTEE: CEDAR CROSSING ENTE						

BUILDING NOTES

BAS=[YR=2021] W28 N3 W2 CAN=[YR=2021] N4 W6 S4 E6\$ W8 S1 W29 CAN=[YR=2021] N1 W4 S9 E4 N8\$ S13 W3 S16 E3 S8 E19 S3 CAN=[YR=2021] S3 E8 N3 W8 \$ E9 N1 E22 N3 E17 N4 PTO=[YR=2021] E10 N23 W10 S23\$ N30\$.
--

BUILDING DIMENSIONS

BAS=[YR=2021] W28 N3 W2 CAN=[YR=2021] N4 W6 S4 E6\$ W8 S1 W29 CAN=[YR=2021] N1 W4 S9 E4 N8\$ S13 W3 S16 E3 S8 E19 S3 CAN=[YR=2021] S3 E8 N3 W8 \$ E9 N1 E22 N3 E17 N4 PTO=[YR=2021] E10 N23 W10 S23\$ N30\$.
--

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPOINT DR E SUITE B
JACKSONVILLE, FL 32216

01-2N-27-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

17

CB STUCCO 100

Roof Structure

04

WOOD TRUSS 100

Roof Cover

04

BUILT-UP 100

Interior Wall

01

MINIMUM 100

Interior Floor

03

CONC FINSH 100

Ceiling

02

F.NOT SUS 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Fixtures

8

100

Frame

03

MASONRY 100

Story Height

22

100

RMS

5

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

4002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

1,140

100

1,140

75,890

BAS

900

100

900

59,913

BAS

3,720

100

3,720

247,640

TOTALS

5,760

5,760

383,443

EXTRA FEATURES

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

11

0350

CARPORT WD

0

0

11

11

121.00

SF

13.00

13.00

100

2020

2020

3

90

1,416

12

0803

ASPHALT C

0

0

0

0

12,050.00

SF

2.00

2.00

100

2021

2021

3

88

21,208

13

0400

CONC CURB

0

0

0

0

1,146.00

LF

15.00

15.00

100

2021

2021

3

99

17,018

14

1123

CB 8"

0

0

0

0

270.00

SF

6.15

6.15

100

2021

2021

3

99

1,644

15

0463

FENCE GATE

0

0

0

0

4.00

UT

300.00

300.00

100

2021

2021

3

98

1,176

16

0810

CONCRETE A

0

0

21

11

231.00

SF

6.50

6.50

100

2021

2021

3

99

1,486

17

4950

BOLLARD

0

0

0

0

4.00

UT

100.00

100.00

100

2021

2021

3

100

400

18

4950

BOLLARD

0

0

0

0

2.00

UT

100.00

100.00

100

2021

2021

3

100

200

19

0351

CARPORT MT

0

0

6

5

30.00

SF

10.00

10.00

100

2021

2021

3

93

279

20

0812

CONCRETE C

0

0

0

0

1,242.00

SF

4.00

4.00

100

2021

2021

3

99

4,918

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

06/16/2022

BY

KK

Total Acres:

0.00

Total Land Value:

790,000

Market:

0

Agricultural:

0

Common:

790,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2501

04

5,760

77.6286

66.57

383,443

2022

2022

0

0

0

0.00

100.00

3 SERV SHOP - 0% - 2023

Heated Area: 5760

HX Base Yr

15

62

19

60

60

60

60

BAS

2022

BAS

2022

AOF

2022

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

1,064,929

TOTAL MARKET OB/XF VALUE

312,379

TOTAL LAND VALUE - MARKET

790,000

TOTAL MARKET VALUE

2,167,308

SOH/AGL Deduction

0

ASSESSED VALUE

2,167,308

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

2,167,308

TOTAL JUST VALUE

2,167,308

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

2,222,372

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

1250/1988

8/05/2004

QC

U

V

V

06

100

GRANTOR: MEADOWS INC

GRANTEE: CEDAR CROSSING ENTE

1250/1986

8/05/2004

WD

U

V

I

19

700,000

GRANTOR: MEADOWS INCORPORATED

GRANTEE: CEDAR CROSSING ENTE

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2022] W19 BAS=[YR=2022] W62 BAS=[YR=2022] W15 S60 E15 N60\$ S60 E62 N60\$ S60 E19 N60\$.

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPPOINT DR E SUITE B
JACKSONVILLE, FL 32216

01-2N-27-0000-0002-0000

[illegible]

CEDAR CROSSING ENTERPRISES INC
4141 SOUTHPOINT DR E SUITE B
JACKSONVILLE, FL 32216

01-2N-27-0000-0002-0000

[illegible]