

IN OR 1537/1959
PARCELS 1-5 & 1-11
PT OF SECS 2 & 35-3N-26E

GET & SAVE LLC/
852426 US HWY 17 NORTH
YULEE, FL 32097

2024

02-3N-26-0000-0001-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	02 ROLL COMP 100
Interior Wall	04 PLYWOOD 100
Interior Floo	11 CLAY TILE 70
Interior Floo	05 ASPH TILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	07 ENG PACKGE 100
Heating Type	04 AIR DUCTED 100
Fixtures	21 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03	Quality Level 03	
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,518	100	4,518	257,052
BAS	96	100	96	5,462
BAS	385	100	385	21,905
BAS	1,959	100	1,959	111,458
BAS	56	100	56	3,186
BAS	148	100	148	8,421
BAS	242	100	242	13,769
CAN	360	30	108	6,145
PTO	32	5	2	114
PTO	173	5	9	512
TOTALS	8,904		7,569	430,638

** This building has 12 Sub-Areas

852426 US HWY 17, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

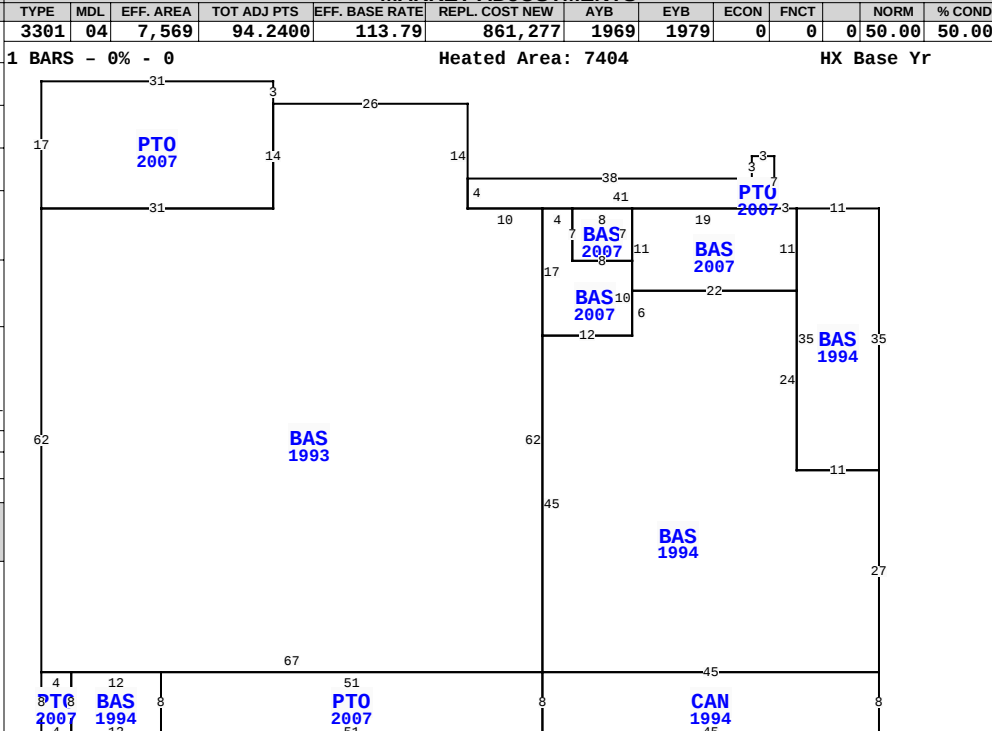
02/09/2018 KK

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	0812	CONCRETE C	0	0	0	0	14,800.00	SF	4.00	4.00	100	1970	1970	3	21	12,432	
2	0803	ASPHALT C	0	0	0	0	8,800.00	SF	1.20	1.20	100	1976	1976	3	50	5,280	
3	0381	COOLER	0	0	11	35	385.00	SF	82.50	82.50	100	1987	1987	3	20	6,353	
4	0400	CONC CURB	0	0	0	0	85.00	LF	15.00	15.00	100	1980	1980	3	46.5	593	
5	0443	STK FNC 6'	0	0	0	0	52.00	LF	10.00	10.00	100	1994	1994	3	20	104	
8	0381	COOLER	0	0	16	4	64.00	SF	82.50	82.50	100	1969	1969	3	20	1,056	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1994	1994	3	32	96	
10	0141	BAR TOP L	0	0	72	0	72.00	LF	86.00	86.00	100	2011	2011	3	50	3,096	
11	0978	SECURTY LT	0	0	0	0	12.00	UT	225.00	225.00	100	2008	2008	3	74	1,998	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	003300	C	NIGHT CLUB	0	
2	003300	C	NIGHT CLUB	0	

REVIEW DATE 04/11/2024 BY KWA Total Acres: 1.04 Total Land Value: 94,819 Market: 0 Agricultural: 0 Common: 94,819 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		430,638
TOTAL MARKET OB/XF VALUE		31,008
TOTAL LAND VALUE - MARKET		94,819
TOTAL MARKET VALUE		556,465
SOH/AGL Deduction		153,064
ASSESSED VALUE		403,401
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		403,401
TOTAL JUST VALUE		556,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,952

MULTIPLE STRG CONTAINERS (STACKED TOGETHER) = NV
BLDG:1:1: CASEY'S LOUNGE CASEYS LIQUOR & SMOKE
PRCL:0:2: 11/4/14 PF DWMH ON PROPERTY NOT HOOKED U

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21567	REMODEL	2,000	06/01/2008
B21153	ANTENAS	0	01/01/2008
C21153	CO ISSUED	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1959	11/28/2007	WD	U	I	19	595,000

GRANTOR: KISHAN WINE & SPIRITS
GRANTEE: GET & SAVE LLC
0920/1710 2/22/2000 WD U I 12 545,000
GRANTOR: BIJURIA INC
GRANTEE: KISHAN WINE & SPIRI

BUILDING NOTES	
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BUILDING DIMENSIONS
BAS=[YR=1993;ORIG=-45,0] W10 N14 W26 S14 W31 S62 E67 N62 \$
BAS=[YR=1994;ORIG=0,35] W11 N24 W22 S6 W12 S45 E45 N27 \$
PTO=[YR=2007;ORIG=-81,-14] N3 W31 S17 E31 N14 \$
PTO=[YR=2007;ORIG=-96,62] S8 E51 N8 W51 \$
BAS=[YR=1994;ORIG=0,0] W11 S35 E11 N35 \$
CAN=[YR=1994;ORIG=-45,62] S8 E45 N8 W45 \$
BAS=[YR=2007;ORIG=-11,0] W3 W19 S11 E22 N11 \$
PTO=[YR=2007;ORIG=-14,0] N7 W3 S3 W38 S4 E41 \$
BAS=[YR=2007;ORIG=-41,0] W4 S17 E12 N10 W8 N7 \$
BAS=[YR=1994;ORIG=-108,62] S8 E12 N8 W12 \$
BAS=[YR=2007;ORIG=-33,0] W8 S7 E8 N7 \$
PTO=[YR=2007;ORIG=-112,62] S8 E4 N8 W4 \$