

**CHICK-FIL-A INC/
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998**

25-2N-28-231W-000A-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY	Tax Group:	Tax Dist:	STANDARD			
Exterior Wall	20	FACE BRICK 100	2201	04	4,457	124.6970	258.12	1,150,441	2004	2004	0	0	30	16.00	54.00														
Roof Structur	09	RIDGE FRME 100	1	FAST	FOOD - 0%	- 0		Heated Area: 4429																					
Roof Cover	04	BUILT-UP 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 90																											
Interior Floo	07	CORK/VTILE 10																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	04	ROOF TOP 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	15	100																											
Frame	02	WOOD FRAME 100																											
Story Height		14 100																											
RMS		3 100																											
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																											
NEIGHBORHOOD/LOC	4002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	4,037	100	4,037	562,696																									
BAS	88	100	88	12,266																									
BAS	88	100	88	12,266																									
BAS	216	100	216	30,107																									
CAN	45	30	14	1,952																									
CAN	45	30	14	1,952																									
TOTALS	4,519		4,457	621,238																									
EXTRA FEATURES										464004 SR 200, YULEE																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0505	FLAGPOLE A	0	0	0	50.00	LF	50.00	50.00	100	2004	2004	3	22	550														
2	0400	CONC CURB	0	0	0	1,092.00	LF	15.00	15.00	100	2004	2004	3	88	14,414														
3	0812	CONCRETE C	0	0	0	4,971.00	SF	4.00	4.00	100	2004	2004	3	84	16,703														
4	0803	ASPHALT C	0	0	0	21,575.00	SF	2.00	2.00	100	2004	2004	3	54	23,301														
5	0972	ST LGHT UN	0	0	0	5.00	UT	2,530.00	2,530.00	100	2004	2004	3	64	8,096														
6	0975	ST LT/ARM	0	0	0	5.00	UT	500.00	500.00	100	2004	2004	3	64	1,600														
7	7080	SOUND SYS	0	0	0	1.00	UT	1,600.00	1,600.00	100	2004	2004	3	100	1,600														
8	1126	CB/STC 8"	0	0	0	280.00	SF	8.00	8.00	100	2004	2004	3	84	1,882														
9	0940	SHEDS/PORT	0	0	8	72.00	SF	30.00	30.00	100	2004	2004	3	22	475														
10	0976	DECORATIVE	0	0	0	21.00	UT	125.00	125.00	100	2004	2004	3	64	1,680														
LAND DESCRIPTION										TOTAL OB/XF 70,301																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	45,738.00	SF		1.00	1.00	1.00	15.00	15.00	686,070												
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