

MCDONALDS CORP (009/0385)/
C/O ADAM FEY, 118 NW CENTRAL AVE
BLACKSHEAR, GA 31516

29-2N-25-3120-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 3	1																		
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																					
Exterior Wall		17		CB STUCCO 100		2201		04		3,911		129.2392		267.53		1,046,310		2007		2007		0		0		12.00		88.00																					
Roof Structure		09		RIDGE FRME 100		2		FAST		FOOD		- 0%		- 0		Heated Area: 3864				HX		Base Yr																											
Roof Cover		04		BUILT-UP 100																																													
Interior Wall		05		DRYWALL 70																																													
Interior Wall		08		DECORATIVE 30																																													
Interior Floor		11		CLAY TILE 100																																													
Ceiling		01		FIN.SUSPD 100																																													
Air Condition		04		ROOF TOP 100																																													
Heating Type		04		AIR DUCTED 100																																													
Fixtures				20 100																																													
Frame		03		MASONRY 100																																													
Story Height				14 100																																													
RMS				3 100																																													
Stories		1.		1. 100																																													
Units				0 100																																													
Occupancy		00		OWNER OCC 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		2200		DRIVE-IN REST.																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		1290.100																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		3,864		100		3,864		909,688																																									
CAN		24		30		7		1,648																																									
CAN		32		30		10		2,354																																									
CAN		32		30		10		2,354																																									
CAN		32		30		10		2,354																																									
CAN		32		30		10		2,354																																									
TOTALS		4,016				3,911		920,753																																									
EXTRA FEATURES										542361 US HWY 1, CALLAHAN										BLD DATE 12/12/2018 XF DATE 12/12/2018 INC DATE										KK KK LGL DATE 12/12/2018 LAND DATE AG DATE										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	0964	HALON SYST	0	0	5	1	5.00	SF	50.00	100	2007	2007	3	88	220																																		
2	0964	HALON SYST	0	0	6	2	12.00	SF	50.00	100	2007	2007	3	88	528																																		
3	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	100	2007	2007	3	31	372																																		
4	0418	EXHST FAN	0	0	0	0	1.00	UT	200.00	100	2007	2007	3	31	62																																		
5	0835	QUARY TILE	0	0	0	0	515.00	SF	10.00	100	2007	2007	3	88	4,532																																		
6	0810	CONCRETE A	0	0	0	0	640.00	SF	6.50	100	2007	2007	3	88	3,661																																		
7	0812	CONCRETE C	0	0	0	0	4,780.00	SF	4.00	100	2007	2007	3	88	16,826																																		
8	0803	ASPHALT C	0	0	0	0	23,980.00	SF	2.00	100	2007	2007	3	60	28,776																																		
9	0470	VNYL GATE	0	0	6	0	4.00	UT	600.00	100	2007	2007	3	72	1,728																																		
10	0470	VNYL GATE	0	0	4	0	1.00	UT	450.00	100	2007	2007	3	72	324																																		
LAND DESCRIPTION										TOTAL OB/XF										57,029																													
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																									
1	002200	C	DRIVE-IN	0	0004	CH	0.00	0.00	51,292.00	SF		1.00	1.00	1.00	9.00	9.00	461,628																																

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[illegible]

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ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT				NORM		% COND		VALUATION SUMMARY										1			
																											VALUATION BY										STANDARD			
																											Tax Group: 1										Tax Dist:			
																											BUILDING MARKET VALUE										920,753			
																											TOTAL MARKET OB/XF VALUE										111,504			
																											TOTAL LAND VALUE - MARKET										461,628			
																											TOTAL MARKET VALUE										1,493,885			
																											SOH/AGL Deduction										369,275			
																											ASSESSED VALUE										1,124,610			
																											TOTAL EXEMPTION VALUE										0			
																											BASE TAXABLE VALUE										1,124,610			
																											TOTAL JUST VALUE										1,493,885			
																											NCON VALUE										0			
																											INCOME VALUE										1,718,842			
																											PREVIOUS YEAR MKT VALUE										1,533,948			