

WAB YULEE LLC
677 N WASHINGTON BLVD, SUITE 1
SARASOTA, FL 34236

37-2N-27-1950-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY DIRECT_CAP									
Exterior Wall 17 CB STUCCO 100										2201 04 3,226 126.1291 261.09 842,276 2006 2006 0 30 13.00 57.00										Tax Group: 4 Tax Dist:									
Roof Structur 04 WOOD TRUSS 100										1 FAST FOOD - 0% - 2023 Heated Area: 3065 HX Base Yr										BUILDING MARKET VALUE 1,469,272									
Roof Cover 02 ROLL COMP 90																				TOTAL MARKET OB/XF VALUE 0									
Roof Cover 11 SLATE 10																				TOTAL LAND VALUE - MARKET 0									
Interior Wall 05 DRYWALL 60																				TOTAL MARKET VALUE 1,469,272									
Interior Wall 08 DECORATIVE 40																				SOH/AGL Deduction 0									
Interior Floo 11 CLAY TILE 60																				ASSESSED VALUE 1,469,272									
Interior Floo 15 HARDTILE 40																				TOTAL EXEMPTION VALUE 0									
Ceiling 01 FIN.SUSPD 100																				BASE TAXABLE VALUE 1,469,272									
Air Condition 04 ROOF TOP 100																				TOTAL JUST VALUE 1,469,272									
Heating Type 04 AIR DUCTED 100																				NCON VALUE 0									
Fixtures 20 100																				INCOME VALUE 1,469,272									
Frame 03 MASONRY 100																				PREVIOUS YEAR MKT VALUE 1,469,272									
Story Height 13 100																													
RMS 5 100																													
Stories 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 4058.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 976 100 976 145,250																													
BAS 1,703 100 1,703 253,443																													
BAS 50 100 50 7,441																													
BAS 144 100 144 21,430																													
BAS 192 100 192 28,574																													
CAN 40 30 12 1,786																													
CAN 40 30 12 1,786																													
CAN 458 30 137 20,388																													
TOTALS 3,603 3,226 480,097																													
EXTRA FEATURES										463773 SR 200, YULEE																			
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										BLD DATE 07/13/2021 XF DATE 07/13/2021 INC DATE KK KK LGL DATE 07/13/2021 LAND DATE AG DATE										07/13/2021 KK									
1 0381 COOLER 0 0 12 6 72.00 SF 82.50 82.50 100 2006 2006 3 58 3,445																													
2 0383 FREEZER 0 0 12 6 72.00 SF 105.00 105.00 100 2006 2006 3 58 4,385																													
3 0400 CONC CURB 0 0 0 0 1,066.00 LF 15.00 15.00 100 2006 2006 3 90 14,391																													
4 4950 BOLLARD 0 0 0 0 6.00 UT 100.00 100.00 100 2006 2006 3 100 600																													
5 0505 FLAGPOLE A 0 0 0 0 25.00 LF 50.00 50.00 100 2006 2006 3 27 338																													
6 0648 LIGHTS-AV 0 0 0 0 2.00 UT 140.00 140.00 100 2006 2006 3 27 76																													
7 0972 ST LGHT UN 0 0 0 0 12.00 UT 2,530.00 2,530.00 100 2006 2006 3 69 20,948																													
8 0975 ST LT/ARM 0 0 0 0 2.00 UT 500.00 500.00 100 2006 2006 3 69 690																													
9 0803 ASPHALT C 0 0 0 0 24,572.00 SF 2.00 2.00 100 2006 2006 3 58 28,504																													
10 0812 CONCRETE C 0 0 0 0 3,468.00 SF 4.00 4.00 100 2006 2006 3 87 12,069																													
LAND DESCRIPTION										TOTAL OB/XF 85,446																			
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 0004 IW 0.00 0.00 44,867.00 SF 1.00 1.00 1.00 20.00 20.00 897,340																													
REVIEW DATE 07/13/2021 BY KK										Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0										PRINTED 08/06/2024 BY SYS									

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