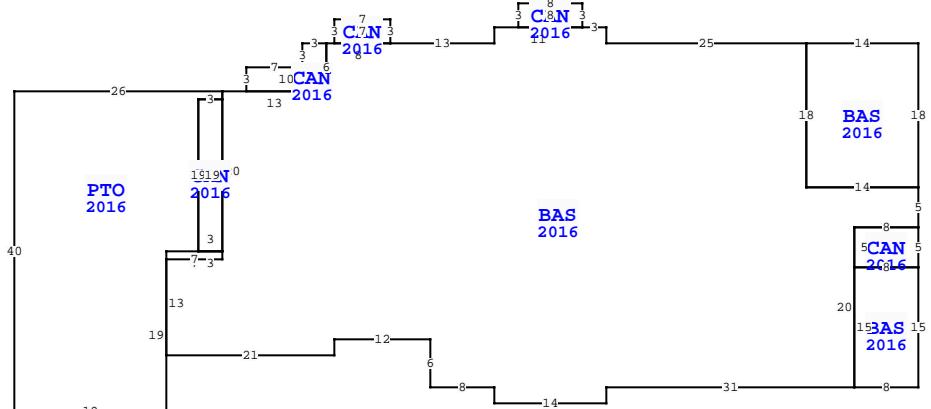


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 50
Interior Floor	11 CLAY TILE 50
Ceiling	04 NONE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	08 METAL STUD 100
Story Height	10 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2201	04	3,738	101.7640	210.65	787,410	2016	2016	0	0	0	4.00	96.00		
1 FAST FOOD - 0% - 0 Heated Area: 3642 HX Base Yr														



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	120	100	120	24,267
BAS	252	100	252	50,961
BAS	3,270	100	3,270	661,273
CAN	21	30	6	1,213
CAN	24	30	7	1,416
CAN	39	30	12	2,427
CAN	40	30	12	2,427
CAN	57	30	17	3,438
PTO	850	5	42	8,493
TOTALS	4,673		3,738	755,914

463769 SR 200, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	02/04/2022
INC DATE			AG DATE	

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	12,339.00	SF	2.00	2.00	100	2016	2016	3	78	19,249	
2	0811	CONCRETE B	0	0	0	0	344.00	SF	5.20	5.20	100	2016	2016	3	96	1,717	
3	0400	CONC CURB	0	0	0	0	1,285.00	LF	15.00	15.00	100	2016	2016	3	97	18,697	
4	0464	FNC GT 10'	0	0	0	0	24.00	UT	350.00	350.00	100	2016	2016	3	90	7,560	
5	0940	SHEDS/PORT	0	0	15	21	315.00	SF	45.00	45.00	100	2016	2016	3	74	10,490	
6	1075	TRELLIS G	0	0	21	16	336.00	SF	35.00	35.00	100	2016	2016	3	81	9,526	

TOTAL OB/XF 67,239

LAND DESCRIPTION																								
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		IW	0.00	0.00	30,927.00	SF		1.00	1.00	1.00	20.00	20.00	618,540							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		755,914	
TOTAL MARKET OB/XF VALUE		67,239	
TOTAL LAND VALUE - MARKET		618,540	
TOTAL MARKET VALUE		1,441,693	
SOH/AGL Deduction		510,844	
ASSESSED VALUE		930,849	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		930,849	
TOTAL JUST VALUE		1,441,693	
NCON VALUE		0	
INCOME VALUE		1,803,757	
PREVIOUS YEAR MKT VALUE		1,473,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614866	NEW CONSTR/ROOF	54,239	02/01/2016
B1631616	NEW CONSTR 4/13/1	482,291	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1228	1/04/2016	WD Q	Q	V	01	407,400
GRANTOR: KD NASSAU OUTPARCELS						
GRANTEE: YULEE JASZ INC						
1362/1020	10/27/2005	QC U	U	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KD NASSAU OUTPARCEL						

BUILDING NOTES													
BAS=[YR=2016] W14 BAS=[YR=2016] W25 N2 W3 CAN=[YR=2016] N3 W8 S3 E8 \$ W11 S2 W13 CAN=[YR=2016] N3 W7 S3 E7 \$ W8 CAN=[YR=2016] W3 S3 W7 S3 E10 N6 \$ S6 W13 PTO=[YR=2016] W26 S40 E19 N19 E7 N1 CAN=[YR=2016] W3 N19 E3 S19 \$ W3 N19 E3 N1 \$ S20 W7 S13 E21 N2 E12 S6 E8 S2 E14 N2 E31 BAS=[YR=2016] E8 N15 CAN=[YR=2016] N5 W8 S5 E8 \$ W8 S15 \$ N20 E8 N5 W14 N18 \$ S18 E14 N18\$.													

BUILDING DIMENSIONS													
BAS=[YR=2016] W14 BAS=[YR=2016] W25 N2 W3 CAN=[YR=2016] N3 W8 S3 E8 \$ W11 S2 W13 CAN=[YR=2016] N3 W7 S3 E7 \$ W8 CAN=[YR=2016] W3 S3 W7 S3 E10 N6 \$ S6 W13 PTO=[YR=2016] W26 S40 E19 N19 E7 N1 CAN=[YR=2016] W3 N19 E3 S19 \$ W3 N19 E3 N1 \$ S20 W7 S13 E21 N2 E12 S6 E8 S2 E14 N2 E31 BAS=[YR=2016] E8 N15 CAN=[YR=2016] N5 W8 S5 E8 \$ W8 S15 \$ N20 E8 N5 W14 N18 \$ S18 E14 N18\$.													