



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	34	100
Frame	03	MASONRY 100
Story Height		22 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	1,286	207,533
BAS	2,478	100	2,478	399,897
BAS	1,387	100	1,387	223,832
FST	55	50	28	4,518
TOTALS	5,206		5,179	835,781

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	17,254.00	SF	2.00	2.00	
2	0400	CONC CURB	0	0	0	0	966.00	LF	15.00	15.00	
3	0812	CONCRETE C	0	0	0	0	1,417.00	SF	4.00	4.00	
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	
5	0810	CONCRETE A	0	0	18	6	108.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	0	37	6	222.00	SF	6.50	6.50	
7	1123	CB 8"	0	0	34	6	204.00	SF	6.15	6.15	
8	0810	CONCRETE A	0	0	11	11	121.00	SF	6.50	6.50	
9	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	
10	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001610	C	SH CTR NHD	0		IW	0.00	0.00	37,216.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	5,179	156.2161	166.37	861,630	2020	2020	0	0	3.00	97.00
1 NBHD SHOP - 0% - 0											
Heated Area: 5151 HX Base Yr											
TOTALS 5,206 5,179 835,781											

463725 SR 200, YULEE											
BLD DATE 06/16/2022 KK LGL DATE 06/16/2022 KK AG DATE 06/16/2022 KK											
XF DATE 06/16/2022											
INC DATE											
TOTAL OB/XF 62,236											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001610	C	SH CTR NHD	0		IW	0.00	0.00	37,216.00	SF	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		835,781	
TOTAL MARKET OB/XF VALUE		75,013	
TOTAL LAND VALUE - MARKET		744,320	
TOTAL MARKET VALUE		1,655,114	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,655,114	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,655,114	
TOTAL JUST VALUE		1,655,114	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,690,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003073	BLD OUT-SMOOTHIEK	270,139	02/24/2022
21010286	BLD OUT-BRIGHT SM	479,859	08/05/2021
21002542	STE 1-HUNGRY HOWI	212,686	03/03/2021
19005619	NEW CONSTR	966,350	12/10/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2314/1296	10/22/2019	WD U	U	V	11
GRANTOR: A1A CHESTER ROAD HOLD					
GRANTEE: UPPERTON CREEK LLC					
1695/1056	8/24/2010	WD U	U	I	11
GRANTOR: DUDLEY JOHNNY L & DAN					
GRANTEE: A1A CHESTER ROAD HO					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W33 FST=[YR=2021] W11 BAS=[YR=2022] W24 BAS=[YR=2021] W22 S33 W1 S10 E1 S15 E22 N58\$ S58 E19 N1 E5 N57\$ S5 E11 N5\$ S5 W11 S52 E19 S1 E25 N58\$.											

UPPERTON CREEK LLC
11476 PINE STREET
JACKSONVILLE, FL 32258

37-2N-27-1950-0019-0000

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