

PT OF LOTS 28 & 29
LYING BETWEEN S 14TH ST &
14TH ST EXT

ISLAND JASZ HOLDING LLC
6767 PHILLIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256

2025

00-00-30-0800-0028-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	06	BD/BATTEN 20			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 70			
Roof Cover	12	MODULAR MT 30			
Interior Wall	05	DRYWALL 60			
Interior Wall	08	DECORATIVE 40			
Interior Floor	03	CONC FINSH 50			
Interior Floor	11	CLAY TILE 50			
Ceiling	01	FIN.SUSPD 50			
Ceiling	04	NONE 50			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		18 100			
Frame	08	METAL STUD 100			
Story Height		12 100			
RMS		4 100			
Stories	1.	1. 100			
Quality	03	Quality Level 03			
DOR CODE	2200	DRIVE-IN REST.			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100	2025	136	31,401
BAS	3,680	100	2025	3,680	849,675
CAN	21	30	2025	6	1,385
CAN	35	30	2025	10	2,309
CAN	40	30	2025	12	2,771
CAN	50	30	2025	15	3,463
FST	136	50	2025	68	15,701
TOTALS	4,098			3,927	906,705

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2201	04	3,927	114.0210	230.89	906,705	2024	2024	0	0	0.00	100.00

2 FAST

FOOD - 0% - 2025

Heated Area: 3816

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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
16	0400	CONC CURB	0	0	0	0	1,525.00	LF	15.00	15.00	100	2025	2024	100
17	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2025	2024	100
18	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2025	2024	100
19	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024	100
20	0810	CONCRETE A	0	0	32	18	576.00	SF	6.50	6.50	100	2025	2024	100
21	1123	CB 8"	0	0	50	9	450.00	SF	6.15	6.15	100	2025	2024	100
22	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2025	2024	100
23	0812	CONCRETE C	0	0	0	0	1,175.00	SF	4.00	4.00	100	2025	2024	100
24	0812	CONCRETE C	0	0	0	0	2,505.00	SF	4.00	4.00	100	2025	2024	100
25	0812	CONCRETE C	0	0	290	10	2,900.00	SF	4.00	4.00	100	2025	2024	100

LAND DESCRIPTION				TOTAL OB/XF											69,607										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	C-2	0.00	0.00	68,400.00	SF		1.00	1.00	1.00	15.00	15.00	1,026,000								
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