

IN OR 1537/1959
PARCELS 1-5 & 1-11
PT OF SECS 2 & 35-3N-26E

GET & SAVE LLC/
852426 US HWY 17 NORTH
YULEE, FL 32097

2025

02-3N-26-0000-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	05	ASPH TILE 30
Ceiling	07	FIN.SUSPD 100
Air Condition	01	ENG PACKGE 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,518	100	1993	4,518	250,681
BAS	96	100	1994	96	5,327
BAS	385	100	1994	385	21,362
BAS	1,959	100	1994	1,959	108,695
BAS	56	100	2007	56	3,107
BAS	148	100	2007	148	8,212
BAS	242	100	2007	242	13,428
CAN	360	30	1994	108	5,993
PTO	32	5	2007	2	111
PTO	173	5	2007	9	500
TOTALS	8,904			7,569	419,966

** This building has 12 Sub-Areas

852426 US HWY 17, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

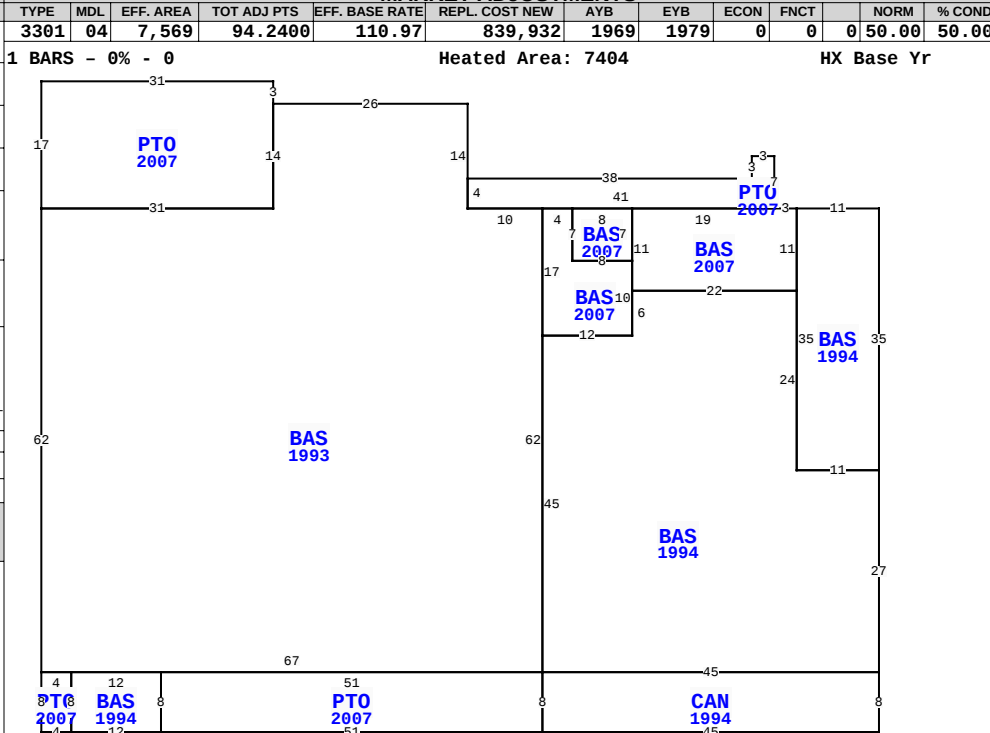
03/25/2025 DC

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	0812	CONCRETE C	0	0	0	0	14,800.00	SF	4.00	4.00	100	1970	1970	3	20	11,840	
2	0803	ASPHALT C	0	0	0	0	8,800.00	SF	1.20	1.20	100	1976	1976	3	50	5,280	
3	0381	COOLER	0	0	11	35	385.00	SF	82.50	82.50	100	1987	1987	3	20	6,353	
4	0400	CONC CURB	0	0	0	0	85.00	LF	15.00	15.00	100	1980	1980	3	44	561	
5	0443	STK FNC 6'	0	0	0	0	52.00	LF	10.00	10.00	100	1994	1994	3	20	104	
6	0381	COOLER	0	0	16	4	64.00	SF	82.50	82.50	100	1969	1969	3	20	1,056	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1994	1994	3	30	90	
8	0141	BAR TOP L	0	0	72	0	72.00	LF	86.00	86.00	100	2011	2011	3	45	2,786	
9	0978	SECURTY LT	0	0	0	0	12.00	UT	225.00	225.00	100	2008	2008	3	72	1,944	

LAND DESCRIPTION			TOTAL OB/XF														
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
1	003300	C	NIGHT CLUB	0		CHT	376.00	212.00	80,150.00	SF		1.00	1.00	1.00	2.25	2.25	180,338

REVIEW DATE 04/11/2024 BY KWA Total Acres: 1.84 Total Land Value: 180,338 Market: 0 Agricultural: 0 Common: 180,338 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		419,966
TOTAL MARKET OB/XF VALUE		30,014
TOTAL LAND VALUE - MARKET		180,338
TOTAL MARKET VALUE		630,318
SOH/AGL Deduction		186,577
ASSESSED VALUE		443,741
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		443,741
TOTAL JUST VALUE		630,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,465

MULTIPLE STRG CONTAINERS (STACKED TOGETHER) = NV
11/4/14 PF DWMH ON PROPERTY NOT HOOKED UP OR TIED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21567	REMODEL	2,000	06/01/2008
B21153	ANTENAS	0	01/01/2008
C21153	CO ISSUED	0	01/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1537/1959	11/28/2007	WD	U	I	19

GRANTOR: KISHAN WINE & SPIRITS
GRANTEE: GET & SAVE LLC
0920/1710 2/22/2000 WD U I 12 545,000
GRANTOR: BIJURIA INC
GRANTEE: KISHAN WINE & SPIRI

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993;ORIG=-45,0] W10 N14 W26 S14 W31 S62 E67 N62 \$
BAS=[YR=1994;ORIG=0,35] W11 N24 W22 S6 W12 S45 E45 N27 \$
PTO=[YR=2007;ORIG=-81,-14] N3 W31 S17 E31 N14 \$
PTO=[YR=2007;ORIG=-96,62] S8 E51 N8 W51 \$
BAS=[YR=1994;ORIG=0,0] W11 S35 E11 N35 \$
CAN=[YR=1994;ORIG=-45,62] S8 E45 N8 W45 \$
BAS=[YR=2007;ORIG=-11,0] W3 W19 S11 E22 N11 \$
PTO=[YR=2007;ORIG=-14,0] N7 W3 S3 W38 S4 E41 \$
BAS=[YR=2007;ORIG=-41,0] W4 S17 E12 N10 W8 N7 \$
BAS=[YR=1994;ORIG=-108,62] S8 E12 N8 W12 \$
BAS=[YR=2007;ORIG=-33,0] W8 S7 E8 N7 \$
PTO=[YR=2007;ORIG=-112,62] S8 E4 N8 W4 \$