

PARCELS 2-49 & 2-100
IN OR 2485/1802
ESMT PT OR 1790/1660

GS YULEE LLC/
214 BRAZILIAN AVE STE 212
PALM BEACH, FL 33480

2025

25-2N-28-0000-0002-0490



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	16	WD FR STUC 60	2201	04	3,771	116.0810	235.06	886,411	2006	2006	0	0	65	14.00	21.00	VALUATION BY STANDARD													
Exterior Wall	18	CEMENT BRK 40	4 FAST FOOD - 0% - 0													Heated Area: 1821													
Roof Structure	09	RIDGE FRME 100														HX Base Yr													
Roof Cover	02	ROLL COMP 100																											
Interior Wall	06	CUST PANEL 100																											
Interior Floor	16	EPOXY STRP 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	04	ROOF TOP 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	02	WOOD FRAME 100																											
Frame	02	WOOD FRAME 100																											
Story Height	11	100																											
RMS	3	100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	2200	DRIVE-IN REST.																											
MAP NUM		MKT AREA														04													
NEIGHBORHOOD/LOC	4002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	175	100	2006	175	8,639																								
BAS	180	100	2007	180	8,885																								
BAS	1,466	100	2007	1,466	72,366																								
CAN	1,442	30	2006	433	21,374																								
CAN	5,057	30	2006	1,517	74,883																								
TOTALS	8,320			3,771	186,146																								
EXTRA FEATURES					463939 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												
1	0812	CONCRETE C	0	0	0	0	31,074.00	SF	4.00	4.00	1	2006	2006	3	1	1,243													
2	0400	CONC CURB	0	0	0	0	1,242.00	LF	15.00	15.00	1	2006	2006	3	1	186													
3	1123	CB 8"	0	0	0	0	376.00	SF	6.15	6.15	1	2006	2006	3	1	23													
4	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	1	2006	2006	3	1	7													
5	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	1	2006	2006	3	1	8													
6	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	1	2006	2006	3	1	14													
7	7080	SOUND SYS	0	0	0	0	1.00	UT	5,000.00	5,000.00	1	2006	2006	3	1	50													
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	1	2006	2006	3	1	9													
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	1	2006	2006	3	1	51													
10	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	1	2006	2006	3	1	8													
LAND DESCRIPTION																	TOTAL OB/XF 1,599												
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		PUD	0.00	0.00	48,351.00	SF		1.00	1.00	1.00	16.00	16.00	773,616												
REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 773,616 Market: 0 Agricultural: 0 Common: 773,616 PRINTED 07/30/2025 BY SYS																													