

OUTPARCEL A
IN OR 1201/161
ESMTS OR 1201/166-181

CHICK-FIL-A INC/
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998

2025

25-2N-28-231W-000A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	07	CORK/VTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2200	DRIVE-IN REST.

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,037	100	2004	4,037	540,273
BAS	88	100	2005	88	11,777
BAS	88	100	2005	88	11,777
BAS	216	100	2005	216	28,907
CAN	45	30	2004	14	1,874
CAN	45	30	2004	14	1,874

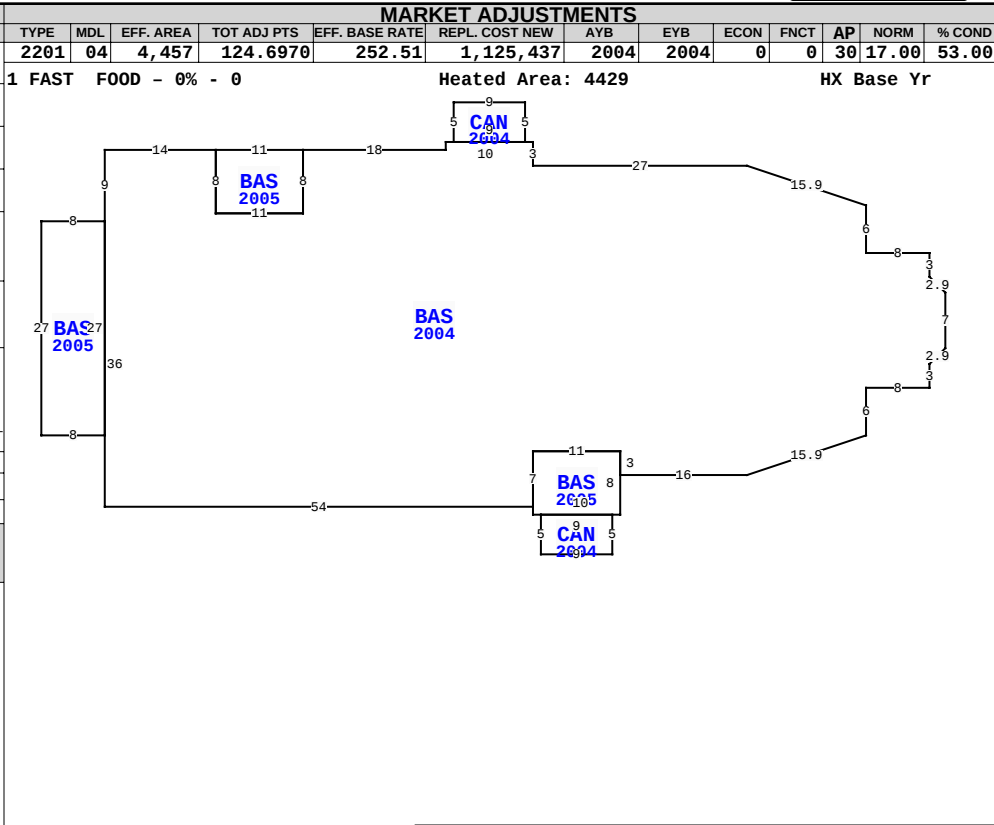
TOTALS	4,519			4,457	596,482
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0505	FLAGPOLE A	0	0	0	0	50.00	LF	50.00	50.00	100	2004	2004	3	21	525	
2	0400	CONC CURB	0	0	0	0	1,092.00	LF	15.00	15.00	100	2004	2004	3	87	14,251	
3	0812	CONCRETE C	0	0	0	0	4,971.00	SF	4.00	4.00	100	2004	2004	3	83	16,504	
4	0803	ASPHALT C	0	0	0	0	21,575.00	SF	2.00	2.00	100	2004	2004	3	52	22,438	
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2004	2004	3	61	7,717	
6	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	2004	2004	3	61	1,525	
7	7080	SOUND SYS	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2004	2004	3	100	1,600	
8	1126	CB/STC 8"	0	0	0	0	280.00	SF	8.00	8.00	100	2004	2004	3	83	1,859	
9	0940	SHEDS/PORT	0	0	8	9	72.00	SF	30.00	30.00	100	2004	2004	3	21	454	
10	0976	DECORATIVE	0	0	0	0	21.00	UT	125.00	125.00	100	2004	2004	3	61	1,601	

LAND DESCRIPTION

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		CI	0.00	0.00	45,738.00	SF		1.00	1.00	1.00	18.00	18.00	823,284							



BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	04/25/2025
INC DATE			AG DATE	DC

464004 SR 200, YULEE

TOTAL OB/XF																	68,474
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	0505	FLAGPOLE A	0	0	0	0	50.00	LF	50.00	50.00	100	2004	2004	3	21	525	
2	0400	CONC CURB	0	0	0	0	1,092.00	LF	15.00	15.00	100	2004	2004	3	87	14,251	
3	0812	CONCRETE C	0	0	0	0	4,971.00	SF	4.00	4.00	100	2004	2004	3	83	16,504	
4	0803	ASPHALT C	0	0	0	0	21,575.00	SF	2.00	2.00	100	2004	2004	3	52	22,438	
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2004	2004	3	61	7,717	
6	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	2004	2004	3	61	1,525	
7	7080	SOUND SYS	0	0	0	0	1.00	UT	1,600.00	1,600.00	100	2004	2004	3	100	1,600	
8	1126	CB/STC 8"	0	0	0	0	280.00	SF	8.00	8.00	100	2004	2004	3	83	1,859	
9	0940	SHEDS/PORT	0	0	8	9	72.00	SF	30.00	30.00	100	2004	2004	3	21	454	
10	0976	DECORATIVE	0	0	0	0	21.00	UT	125.00	125.00	100	2004	2004	3	61	1,601	

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										596,482		
TOTAL MARKET OB/XF VALUE										75,204		
TOTAL LAND VALUE - MARKET										823,284		
TOTAL MARKET VALUE										1,494,970		
SOH/AGL Deduction										211,029		
ASSESSED VALUE										1,283,941		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										1,283,941		
TOTAL JUST VALUE										1,494,970		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,384,538		

**CHICK-FIL-A INC/
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																							VALUATION BY		STANDARD									
																							Tax Group: 4		Tax Dist:									
																							BUILDING MARKET VALUE		596,482									
																							TOTAL MARKET OB/XF VALUE		75,204									
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																							TOTAL JUST VALUE		1,494,970									
																							NCON VALUE		0									
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE		1,384,538									