

TRACT 13
IN OR 2021/1228
5TH AMENDMENT REC ESMT &

YULEE JASZ INC
6767 PHILIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256-2728

2025

37-2N-27-1950-0013-0000



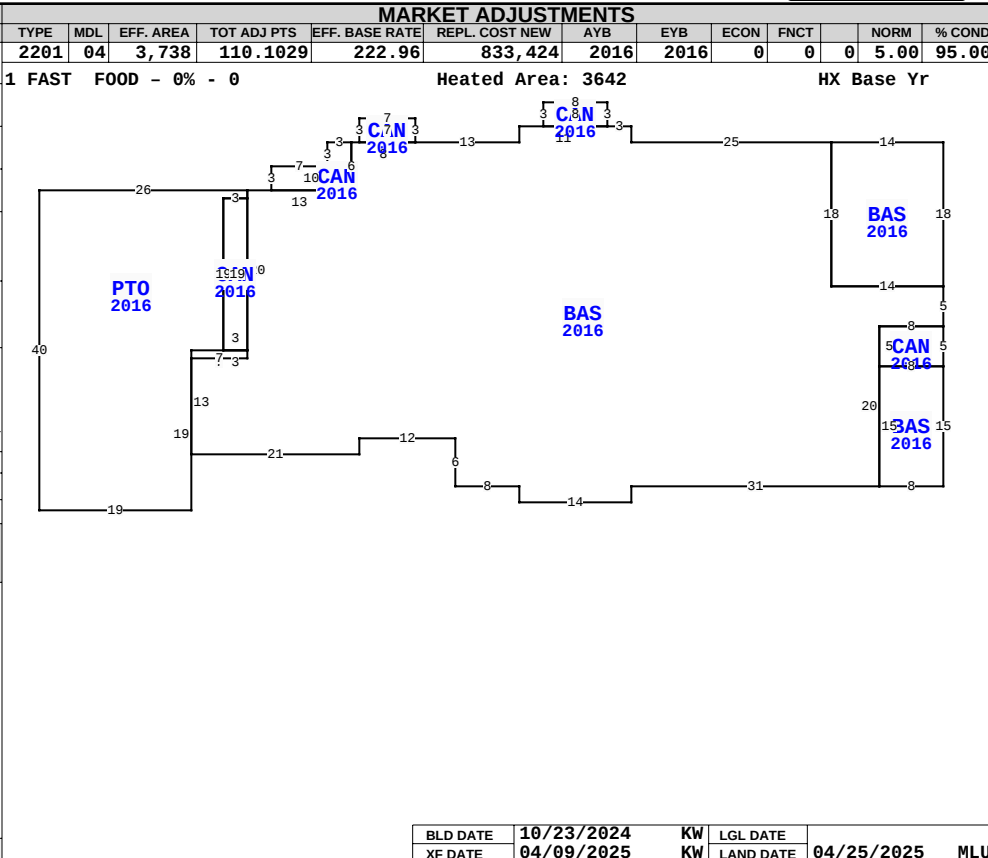
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	03	CONC FINSH 50
Interior Floo	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	15	100
Frame	08	METAL STUD 100
Story Height	13	100
RMS	4	100
Stories	1.	1. 100
Quality	03	Quality Level 03
DOR CODE	2200DRIVE-IN REST.	
MAP NUM	MKT AREA	
		04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	2016	120	25,417
BAS	252	100	2016	252	53,377
BAS	3,270	100	2016	3,270	692,625
CAN	21	30	2016	6	1,271
CAN	24	30	2016	7	1,483
CAN	39	30	2016	12	2,542
CAN	40	30	2016	12	2,542
CAN	57	30	2016	17	3,601
PTO	850	5	2016	42	8,896
TOTALS	4,673			3,738	791,753

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	12,339.00	SF	2.00	2.00	
2	0811	CONCRETE B	0	0	0	0	344.00	SF	5.20	5.20	
3	0400	CONC CURB	0	0	0	0	1,285.00	LF	15.00	15.00	
4	0464	FNC GT 10'	0	0	0	0	24.00	UT	350.00	350.00	
5	0940	SHEDS/PORT	0	0	15	21	315.00	SF	45.00	45.00	
6	1075	TRELLIS G	0	0	21	16	336.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002200	C	DRIVE-IN	0		IW	0.00	0.00	30,927.00	SF	

REVIEW DATE 04/09/2025 BY KW



TOTAL OB/XF											
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1	002200	C	DRIVE-IN	0		IW	0.00	0.00	30,927.00	SF	

Total Acres: 0.00 Total Land Value: 649,467 Market: 0 Agricultural: 0 Common: 649,467

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

ZAXBY'S RESTAURANT
ALSO PARKING LOT PRCL : 37-2N-27-1950-0014-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614866	NEW CONSTR/ROOF	54,239	02/01/2016
B1631616	NEW CONSTR 4/13/1	482,291	01/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2021/1228	1/04/2016	WD	Q	V	01	407,400	
GRANTOR: KD NASSAU OUTPARCELS							
GRANTEE: YULEE JASZ INC							
1362/1020	10/27/2005	QC	Q	V	06	100	
GRANTOR: DUDLEY JOHNNY L &							
GRANTEE: KD NASSAU OUTPARCEL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W14 BAS=[YR=2016] W25 N2 W3 CAN=[YR=2016] N3 W8 S3 E8 \$ W11 S2 W13 CAN=[YR=2016] N3 W7 S3 E7 \$ W8 CAN=[YR=2016] W3 S3 W7 S3 E10 N6 \$ S6 W13 PTO=[YR=2016] W26 S40 E19 N19 E7 N1 CAN=[YR=2016] W3 N19 E3 S19 \$ W3 N19 E3 N1 \$ S20 W7 S13 E21 N2 E12 S6 E8 S2 E14 N2 E31 BAS=[YR=2016] E8 N15 CAN=[YR=2016] N5 W8 S5 E8 \$ W8 S15 \$ N20 E8 N5 W14 N18 \$ S18 E14 N18\$.											

OTHER ADJUSTMENTS AND NOTES											

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