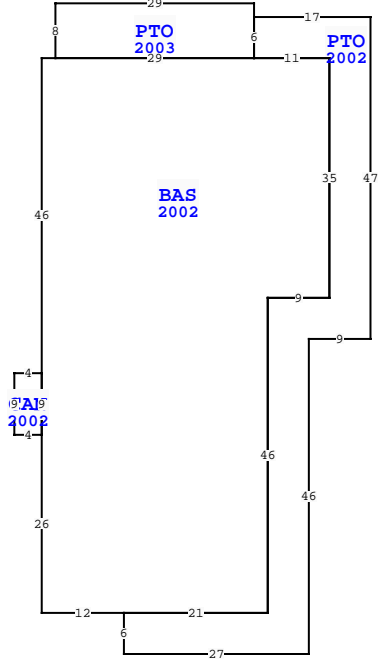




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD	FR	STUC 100	
Roof Structur	09	RIDGE	FRME	100	
Roof Cover	04	BUILT-UP	100		
Interior Wall	08	DECORATIVE	60		
Interior Wall	05	DRYWALL	40		
Interior Floor	15	HARDTILE	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	04	ROOF TOP	100		
Heating Type	04	AIR DUCTED	100		
Fixtures	16	100			
Frame	02	WOOD FRAME	100		
Story Height	16	100			
RMS	4	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	
NEIGHBORHOOD/LOC	4001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100	2002	2,988	631,042
CAN	36	30	2002	11	2,323
PTO	804	5	2002	40	8,448
PTO	232	5	2003	12	2,534
TOTALS	4,060			3,051	644,346

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	FAST FOOD	- 0%	- 0									
Heated Area: 2988					HX Base Yr							



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		644,346
TOTAL MARKET OB/XF VALUE		61,642
TOTAL LAND VALUE - MARKET		589,707
TOTAL MARKET VALUE		1,295,695
SOH/AGL Deduction		292,257
ASSESSED VALUE		1,003,438
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,003,438
TOTAL JUST VALUE		1,295,695
NCON VALUE		0
INCOME VALUE		952,424
PREVIOUS YEAR MKT VALUE		952,549

KENTUCKY FRIED CHICKEN- CLOSED AFTER 1/2025 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006130	REMODEL	65,000	07/10/2017
E1529408	CHNGE SRVC	0	06/01/2015
E0209372	CHNGE SRVC	17,000	03/03/2002
B0209412	NEW CONSTR	229,840	03/01/2002
P025436	NEW CONSTR	2,000	01/01/2002
SU990139	SIGN	20,000	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/0995	12/23/2003	WD	U	I	19	586,000

GRANTOR: KFC U S PROPERTIES IN
GRANTEE: JAX FOODS INC
1127/1357 4/07/2003 WD Q I 06 100
GRANTOR: KFC OF AMERICA INC
GRANTEE: KFC US PROPERTIES I

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		12/03/2024	DC

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	0803	ASPHALT C	0	0	0	0	22,975.00	SF	2.00	2.00	100	2002	2002	3	50	22,975	
2	0812	CONCRETE C	0	0	0	0	1,680.00	SF	4.00	4.00	100	2002	2002	3	80	5,376	
3	0964	HALON SYST	0	0	4	24	96.00	SF	50.00	50.00	100	2002	2002	3	80	3,840	
4	0964	HALON SYST	0	0	4	8	32.00	SF	50.00	50.00	100	2002	2002	3	80	1,280	
5	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2002	2002	3	20	240	
6	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2002	2002	3	55	8,349	
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2002	2002	3	55	825	
8	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2002	2002	3	100	700	
9	0400	CONC CURB	0	0	0	0	1,237.00	LF	15.00	15.00	100	2002	2002	3	85	15,772	
10	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2002	2002	3	85	149	

76106 SIDNEY PL, YULEE

BUILDING NOTES	
BAS=[YR=2002;ORIG=-46,6] W2 S46 S9 S26 E12 E21 N46 E9 N35 W11 W29 \$	
PTO=[YR=2002;ORIG=0,0] W17 S6 E11 S35 W9 S46 W21 S6 E27 N46 E9 N47 \$	
PTO=[YR=2003;ORIG=-17,0] N2 W29 S8 E29 N6 \$	
CAN=[YR=2002;ORIG=-48,52] W4 S9 E4 N9 \$	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002200	C	DRIVE-IN	0	0004	CHT			41,382.00	SF		1.00	1.00	1.00	14.25	14.25	589,694							
2	009400	C	RIGHT-OF-WAY	0	0004	CHT			0.13	AC		1.00	1.00	1.00	100.00	100.00	13							

LOT 1 IN OR 1197/995 (EX PT
R/W IN OR 1930/1280 & UTIL
ESMT IN OR 910/1136)

JAX FOODS LLC/
3770 SALT MEADOW COURT SOUTH
JACKSONVILLE, FL 32224

2025

44-2N-27-1970-0001-0000

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	NORM	% COND	VALUATION SUMMARY																																																				
																		VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 644,346 TOTAL MARKET OB/XF VALUE 61,642 TOTAL LAND VALUE - MARKET 589,707 TOTAL MARKET VALUE 1,295,695 SOH/AGL Deduction 292,257 ASSESSED VALUE 1,003,438 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,003,438 TOTAL JUST VALUE 1,295,695 NCON VALUE 0 INCOME VALUE 952,424 PREVIOUS YEAR MKT VALUE 952,549																																																					
DOR CODE 2200 DRIVE-IN REST.														PERMIT NUM							DESCRIPTION							AMT							ISSUED																																				
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							1127/1357							4/07/2003							WD Q I 06							100																																											
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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																																																						
11	1123	CB 8"	0	0	0	0	300.00	SF	6.15	6.15	100	2002	2002	3	80	1,476																																																							
12	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2002	2002	3	55	660																																																							
TOTAL OB/XF 2,136																																																																							
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																																															
REVIEW DATE 04/11/2024 BY KWA Total Acres: 1.08 Total Land Value: 589,707 Market: 0 Agricultural: 0 Common: 589,707 PRINTED 07/30/2025 BY SYS																																																																							