



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floor	11	CLAY TILE 70
Interior Floor	03	CONC FINSH 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	3	100
Stories	1.	1. 100
Units	0	100

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

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2025	2,010	498,701
CAN	21	30	2025	6	1,489
CAN	36	30	2025	11	2,729
FST	81	50	2025	40	9,924
FST	126	50	2025	63	15,631
TOTALS	2,274			2,130	528,474

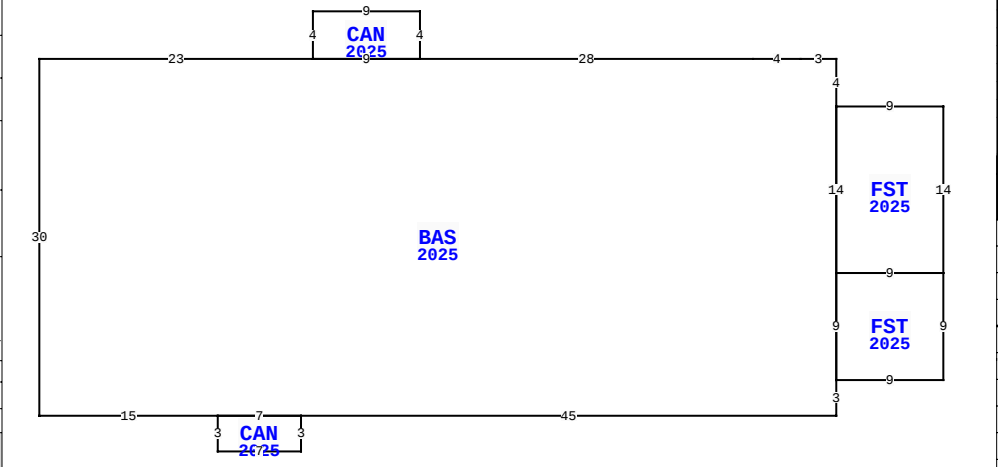
EXTRA FEATURES

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			2.00	100	2025	2024		100	17,700	
2	0803	ASPHALT C	0	0	106	11			2.00	100	2025	2024		100	2,332	
3	0812	CONCRETE C	0	0	170	11			4.00	100	2025	2024		100	7,480	
4	0810	CONCRETE A	0	0	20	16			6.50	100	2025	2024		100	2,080	
5	0402	CONC BUMPE	0	0	0	0			25.00	100	2025	2024		100	75	
6	0400	CONC CURB	0	0	0	0			15.00	100	2025	2024		100	14,625	
7	0812	CONCRETE C	0	0	0	0			4.00	100	2025	2024		100	6,112	
8	0098	AWNING MTL	0	0	5	5			13.00	100	2025	2024		100	325	
9	1126	CB/STC 8"	0	0	58	6			8.00	100	2025	2024		100	2,784	
10	0810	CONCRETE A	0	0	0	0			6.50	100	2025	2024		100	5,720	

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	0004	CI	0.00	0.00	25,260.00	SF		1.00	1.00	1.00	23.00	23.00	580,980							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2201	04	2,130	122.5224	248.11	528,474	2024	2024	0	0	0.00	100.00
1 FAST FOOD - 0% - 2025											
Heated Area: 2010											
HX Base Yr											



BLD DATE	07/29/2024	KW		LGL DATE	
XF DATE	07/29/2024	KW		LAND DATE	07/25/2024
INC DATE	05/12/2025	REA		AG DATE	
463163 SR 200, YULEE					
DC					

BUILDING NOTES

TOTAL OB/XF															
59,233															

TOTAL OB/XF															
59,233															

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		528,474
TOTAL MARKET OB/XF VALUE		60,433
TOTAL LAND VALUE - MARKET		580,980
TOTAL MARKET VALUE		1,169,887
SOH/AGL Deduction		0
ASSESSED VALUE		1,169,887
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,169,887
TOTAL JUST VALUE		1,169,887
NCON VALUE		588,907
INCOME VALUE		1,173,242
PREVIOUS YEAR MKT VALUE		580,980

TACO BELL			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240009546	CO FOR NEW TACO B		08/16/2024
B240005309	DUMPSTER ENCLOSUR	15,000	05/02/2024
B240003858	NEW CONSTRUCTION	444,109	04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/164	2/27/2024	SW	Q	V	03	800,000

GRANTOR: SHOPS OF YULEE LLC

GRANTEE: YULEE BELLS LLC

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BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E23 E9 E28 E4 E3 S4 S14 S9 S3 W45 W7 W15 N30 \$
CAN=[YR=2025;ORIG=35,40] E7 S3 W7 N3 \$
CAN=[YR=2025;ORIG=43,10] E9 N4 W9 S4 \$
FST=[YR=2025;LABEL=cooler;ORIG=87,14] E9 S14 W9 N14 \$
FST=[YR=2025;LABEL=freezer;ORIG=87,28] E9 S9 W9 N9 \$

REVIEW DATE 07/29/2024 BY KW Total Acres: 0.58 Total Land Value: 580,980 Market: 0 Agricultural: 0 Common: 580,980 PRINTED 07/30/2025 BY SYS