PT OF W1/2 OF LOT 29
ANNEXED INTO CITY LIMITS PER
ORDINANCE #2007-30

MCDONALD'S 009/0331
130 NEW BERLIN ROAD
JACKSONVILLE, FL 32218

2026

00-00-30-0800-0029-0030

BUILDING CHARACTERISTICS

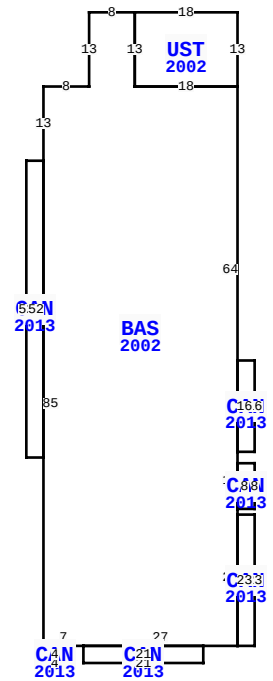
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	11	CLAY TILE 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	05	STEEL 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2200	FAST FOOD
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,436	100	2002	3,436	780,239
CAN	12	30	2013	4	909
CAN	24	30	2013	7	1,589
CAN	48	30	2013	14	3,179
CAN	63	30	2013	19	4,314
CAN	69	30	2013	21	4,768
CAN	156	30	2013	47	10,673
UST	234	40	2002	94	21,345
TOTALS	4,042			3,642	827,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,642	133.8464	287.44	1,046,856	2002	2002	0	0	0	21.00	79.00

1 FAST FOOD 0% - 0 Heated Area: 3436 HX Base Yr



BLD DATE	11/19/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

1896 S 8TH ST, FERNANDINA BEACH

EXTRA FEATURES

LN	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	30,496.00	SF	2.00	2.00	100	1991	1991	3	50	30,496	
2	0811	CONCRETE B	0	0	0	0	661.00	SF	5.20	5.20	100	1978	1978	3	27	928	
3	0400	CONC CURB	0	0	0	0	555.00	LF	15.00	15.00	100	1978	1978	3	38	3,164	
4	1126	CB/STC 8"	0	0	59	6	354.00	SF	8.00	8.00	100	1978	1978	3	27	765	
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	3,289.00	3,289.00	100	2002	2002	3	52	8,551	
6	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	2002	2002	3	52	1,300	
7	0400	CONC CURB	0	0	0	0	945.00	LF	15.00	15.00	100	2002	2002	3	84	11,907	
8	0811	CONCRETE B	0	0	73	10	730.00	SF	5.20	5.20	100	2002	2002	3	79	2,999	
9	0968	STAIRS	0	0	0	0	1.00	SF	1,000.00	1,000.00	100	2002	2002	3	100	1,000	
10	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2002	2002	3	20	160	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	827,016
TOTAL MARKET OB/XF VALUE	88,464
TOTAL LAND VALUE - MARKET	1,200,000
TOTAL MARKET VALUE	2,115,480
SOH/AGL Deduction	550,070
ASSESSED VALUE	1,565,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,565,410
TOTAL JUST VALUE	2,115,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,779,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190063	REMODEL	75,000	08/21/2019
20132625	REMODEL	13,000	09/27/2016
20162491	REMODEL	24,000	09/14/2016
20130322	H/AC	4,000	02/15/2013
20130271	REMODEL	10,200	02/08/2013
20130259	REMODEL	38,000	02/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0248/0318	9/23/1977	WD	U	V		65,000

GRANTOR: LOWE BERNICE M

GRANTEE: FRANCHISE REALTY IN

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W18 BAS=[YR=2002] W8 S13 W8 S13 CAN=[YR=2013] W3 S52 E3 N52$ S85 CAN=[YR=2013] S3 E4 N3 W4$ E7 CAN=[YR=2013] S3 E21 N3 W21$ E27 CAN=[YR=2013] E3 N23 W3 S23$ N24 CAN=[YR=2013] E3 N8 W3 S8$ N10 CAN=[YR=2013] E3 N16 W3 S16$ N64 W18 N13$ S13 E18 N13$.

LAND DESCRIPTION

TOTAL OB/XF 61,270

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0003	C-2	200.00	300.00	60,000.00	SF		1.00	1.00	1.00	20.00	20.00	1,200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/09/2026 BY SYS

PT OF W1/2 OF LOT 29
ANNEXED INTO CITY LIMITS PER
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MCDONALD'S 009/0331
130 NEW BERLIN ROAD
JACKSONVILLE, FL 32218

2026

00-00-30-0800-0029-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	FAST FOOD	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 2 of 3 2

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TOTAL JUST VALUE	2,115,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,779,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122404	REMODEL	250,000	11/30/2012
20081836	ELEC OTHER	2,000	12/22/2008
20081833	OTHER	4,300	12/19/2008
B19528	OTHER	5,000	02/01/2007
09283B02	NEW CONSTR	350,000	10/01/2002
4471R02	REPAIR/RRF	33,271	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0248/0318	9/23/1977	WD	U	V		65,000

GRANTOR: LOWE BERNICE M

GRANTEE: FRANCHISE REALTY IN

BLD DATE	11/19/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2002	2002	3	20	250	
12	0400	CONC CURB	0	0	0	0	175.00	LF	15.00	15.00	100	2013	2013	3	94	2,468	
13	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2013	2013	3	100	600	
14	0812	CONCRETE C	0	0	0	0	1,659.00	SF	4.00	4.00	100	2013	2013	3	92	6,105	
15	0351	CARPORT MT	0	0	9	7	63.00	SF	10.00	10.00	100	2013	2013	3	50	315	
16	0351	CARPORT MT	0	0	9	7	63.00	SF	10.00	10.00	100	2013	2013	3	50	315	
17	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	52	312	
18	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2002	2002	3	100	300	
19	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	2013	2013	3	92	1,076	
20	0810	CONCRETE A	0	0	0	0	254.00	SF	6.50	6.50	100	2013	2013	3	92	1,519	

TOTAL OB/XF 13,260

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/09/2026 BY SYS

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DOR CODE	2200	FAST FOOD	
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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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TOTAL JUST VALUE	2,115,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,779,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5987P02	NEW CONSTR	0	10/01/2002
6366 M02	H/AC	0	10/01/2002
M950938	XFOB	200	01/01/1995
B940266	REPAIR/RRF	2,200	12/01/1994
M940837	H/AC	0	12/01/1994
7561	REMODEL	13,150	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0248/0318	9/23/1977	WD	U	V		65,000

GRANTOR: LOWE BERNICE M

GRANTEE: FRANCHISE REALTY IN

BLD DATE	11/19/2019 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
21	0462	ST/AL FNC	0	0	62	3	186.00	SF	10.00	10.00	100	2013	2013	3	64	1,190	
22	0462	ST/AL FNC	0	0	9	3	27.00	SF	10.00	10.00	100	2013	2013	3	64	173	
23	0976	DECORATIVE	0	0	0	0	21.00	UT	125.00	125.00	100	2002	2002	3	52	1,365	
24	0855	CONC PAVER	0	0	0	0	1,218.00	SF	10.00	10.00	100	2013	2013	3	92	11,206	

LAND DESCRIPTION

TOTAL OB/XF 13,934

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/09/2026 BY SYS