

PT GOVT LOT 1 OF SEC 1-2N-27E
IN OR 1250/1986
ESMT OR 1803/943 (EX DOT R/W

CEDAR CROSSING ENTERPRISES INC
6073 SAN JOSE BLVD W
JACKSONVILLE, FL 32217

2026

01-2N-27-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	17	100
Frame	02	WOOD FRAME 100
Story Height		17 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 2200FAST FOOD

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,535	100	2021	2,535	689,791
CAN	24	30	2021	7	1,905
CAN	24	30	2021	7	1,905
CAN	36	30	2021	11	2,993
PTO	230	5	2021	12	3,265

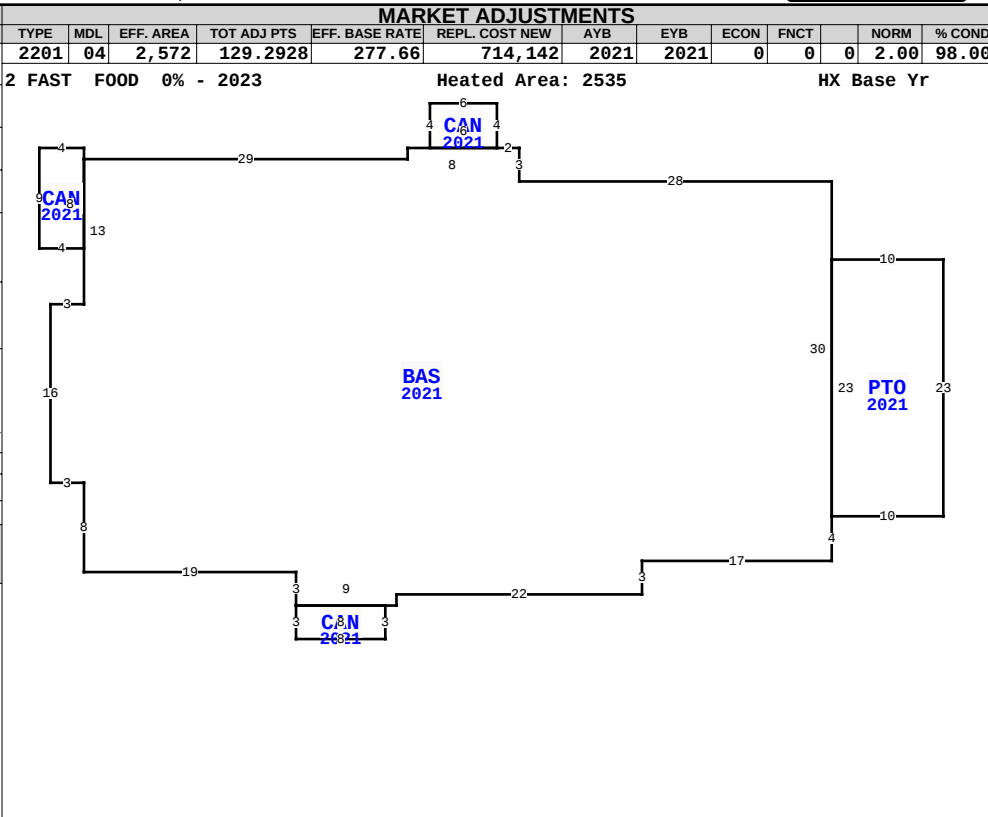
TOTALS 2,849 2,572 699,859

EXTRA FEATURES

L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	15,950.00	SF	2.00	2.00	100	2018	2018	3	78	24,882	
2	0400	CONC CURB	0	0	0	0	477.00	LF	15.00	15.00	100	2018	2018	3	97	6,940	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2018	2018	3	90	13,662	
4	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2018	2018	3	96	1,847	
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2018	2018	3	90	1,080	
6	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100	2018	2018	3	96	1,134	
7	0920	WALL-WD/M	0	0	0	0	385.00	LF	390.00	390.00	100	2018	2018	3	74	111,111	
8	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2018	2018	3	100	700	
9	0422	CL FNC 4'	0	0	0	0	378.00	LF	15.00	15.00	100	2018	2018	3	90	5,103	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	90	540	

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	177.00	398.00	63,336.00	SF		1.00	1.00	1.00	26.00	26.00	1,646,736							



463795 SR 200, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/16/2026 DC

TOTAL OB/UF 166,999

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1	002200	C	DRIVE-IN	0		CI	177.00	398.00	63,336.00	SF		1.00	1.00	1.00	26.00	26.00	1,646,736							

NASSAU COUNTY PROPERTY PAGE 1 of 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,101,593
TOTAL MARKET OB/UF VALUE		294,738
TOTAL LAND VALUE - MARKET		1,646,736
TOTAL MARKET VALUE		3,043,067
SOH/AGL Deduction		420,624
ASSESSED VALUE		2,622,443
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,622,443
TOTAL JUST VALUE		3,043,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,783,000

(463795) ARBY'S RESTAURANT _ (463801) PEP BOYS AUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007637	NEW CONST - ARBY'	422,182	06/10/2021
21007072	NEW CONST - PEP B	514,010	06/01/2021
21005852	XFOB-DUMPSTER ENC	23,000	05/07/2021
E22924	ELEC OTHER	0	09/01/2010

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/1988	8/05/2004	QC	Q	V	06	100

GRANTOR: MEADOWS INC

GRANTEE: CEDAR CROSSING ENTE

1250/1986	8/05/2004	WD	U	V	19	700,000
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SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2021]	W28 N3 W2 CAN=[YR=2021] N4 W6 S4 E6\$ W8 S1
W29 CAN=[YR=2021]	N1 W4 S9 E4 N8\$ S13 W3 S16 E3 S8 E19 S3
CAN=[YR=2021]	S3 E8 N3 W8 \$ E9 N1 E22 N3 E17 N4
PTO=[YR=2021]	E10 N23 W10 S23\$ N30\$.

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[illegible]

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