

IN OR 2341/1353
PARCELS 1-2 & 1-12

ECM-BG2-YULEE FL-1-UT LLC/
4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633

2026

02-3N-26-0000-0001-0020



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	PAGE 1 of 2														
Exterior Wall	20	FACE BRICK 70	1402	04	1,943	98.7525	129.37	251,366	1969	1980	0	0	0	72.00	28.00	VALUATION BY STANDARD													
Exterior Wall	15	CONC BLOCK 30	1 CONVSTORE 0% - 0													Tax Group: 4 Tax Dist:													
Roof Structure	04	WOOD TRUSS 100	Heated Area: 1508													BUILDING MARKET VALUE 70,382													
Roof Cover	02	ROLL COMP 100	HX Base Yr													TOTAL MARKET OB/XF VALUE 45,956													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 167,800													
Interior Floor	05	ASPH TILE 100														TOTAL MARKET VALUE 284,138													
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 13,783													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 270,355													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0													
Fixtures	03	8 100														BASE TAXABLE VALUE 270,355													
Frame	03	MASONRY 100														TOTAL JUST VALUE 284,138													
Story Height	10	100														NCON VALUE 0													
RMS	4	100														INCOME VALUE													
Stories	1.	1. 100														PREVIOUS YEAR MKT VALUE 245,777													
Units	0	100														SUNOCO FOOD MART													
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	1410	CONVENIENCE STORES																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	4001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,313	100	1993	1,313	47,562																								
BAS	96	100	1994	96	3,478																								
BAS	99	100	1994	99	3,586																								
FST	406	50	1993	203	7,353																								
FST	464	50	1993	232	8,404																								
TOTALS	2,378			1,943	70,382																								
EXTRA FEATURES						852396 US HWY 17, YULEE																							
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	15,700.00	SF	2.00	2.00	100	1970	1970	3	50	15,700													
2	0812	CONCRETE C	0	0	0	0	2,134.00	SF	4.00	4.00	100	1970	1970	3	20	1,707													
3	0400	CONC CURB	0	0	0	0	461.00	LF	15.00	15.00	100	1970	1970	3	25	1,729													
4	0524	PUMP ISLND	0	0	0	0	196.00	SF	4.50	4.50	100	1980	1980	3	70.5	622													
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1970	1970	3	20	1,012													
6	0940	SHEDS/PORT	0	0	8	30	240.00	SF	20.10	20.10	100	1985	1985	3	20	965													
7	0811	CONCRETE B	0	0	0	0	1,413.00	SF	5.20	5.20	100	2007	2007	3	86	6,319													
8	0810	CONCRETE A	0	0	0	0	257.00	SF	6.50	6.50	100	1970	1970	3	20	334													
9	0443	STK FNC 6'	0	0	0	0	131.00	LF	10.00	10.00	100	2007	2007	3	24	314													
10	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2007	2007	3	66	792													
LAND DESCRIPTION						TOTAL OB/XF 29,494																							
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	001410	C	CONV STORE	0		CHT	200.00	200.00	52,600.00	SF		1.00	1.00	1.00	3.00	3.00	157,800												
2	001020	C	COMM HWY	0		CHT	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000												
REVIEW DATE 04/12/2024 BY KWA Total Acres: 0.00 Total Land Value: 167,800 Market: 0 Agricultural: 0 Common: 167,800 PRINTED 07/09/2026 BY SYS																													

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