

IN OR 1537/1959
PARCELS 1-5 & 1-11
PT OF SECS 2 & 35-3N-26E

GET & SAVE LLC/
852426 US HWY 17 NORTH
YULEE, FL 32097

2026

02-3N-26-0000-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	05	ASPH TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,518	100	1993	4,518	265,568
BAS	96	100	1994	96	5,643
BAS	385	100	1994	385	22,631
BAS	1,959	100	1994	1,959	115,150
BAS	56	100	2007	56	3,292
BAS	148	100	2007	148	8,700
BAS	242	100	2007	242	14,225
CAN	360	30	1994	108	6,348
PTO	32	5	2007	2	118
PTO	173	5	2007	9	529
TOTALS	8,904			7,569	444,906

** This building has 12 Sub-Areas

852426 US HWY 17, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/10/2026 DC

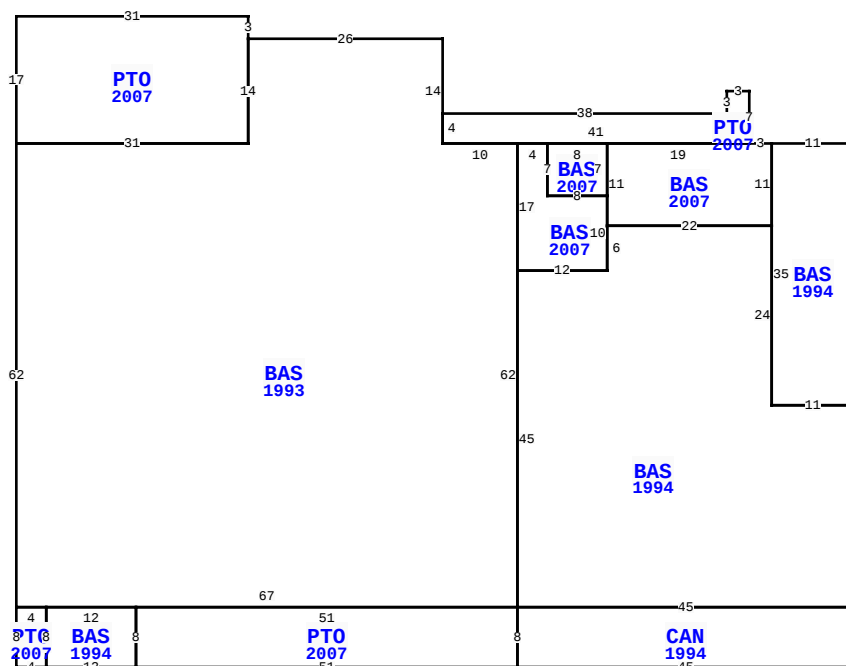
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	14,800.00	SF	4.00	4.00	100	1970	1970	3	20	11,840	
2	0803	ASPHALT C	0	0	0	0	8,800.00	SF	1.20	1.20	100	1976	1976	3	50	5,280	
3	0381	COOLER	0	0	11	35	385.00	SF	82.50	82.50	100	1987	1987	3	20	6,353	
4	0400	CONC CURB	0	0	0	0	85.00	LF	15.00	15.00	100	1980	1980	3	42	536	
5	0443	STK FNC 6'	0	0	0	0	52.00	LF	10.00	10.00	100	1994	1994	3	20	104	
6	0381	COOLER	0	0	16	4	64.00	SF	82.50	82.50	100	1969	1969	3	20	1,056	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1994	1994	3	29	87	
8	0141	BAR TOP L	0	0	72	0	72.00	LF	86.00	86.00	100	2011	2011	3	40	2,477	
9	0978	SECURTY LT	0	0	0	0	12.00	UT	225.00	225.00	100	2008	2008	3	69	1,863	

LAND DESCRIPTION											TOTAL OB/XF					29,596		
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	L VA	
1	003300	C	NIGHT CLUB	0		CHT	376.00	212.00	80,150.00	SF		1.00	1.00	1.00	3.00	3.00		
		</																

REVIEW DATE 04/11/2024 BY KWA Total Acres: 1.84 Total Land Value: 240,450 Market: 0 Agricultural: 0 Common: 240,450 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3301	04	7,569	94.2400	117.56	889,812	1969	1969	0	0	0 50.00	50.00
1 BARS 0% - 0 Heated Area: 7404 HX Base Yr											



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	444,906		
TOTAL MARKET OB/XF VALUE	29,596		
TOTAL LAND VALUE - MARKET	240,450		
TOTAL MARKET VALUE	714,952		
SOH/AGL Deduction	226,837		
ASSESSED VALUE	488,115		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	488,115		
TOTAL JUST VALUE	714,952		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	630,318		

MULTIPLE STRG CONTAINERS (STACKED TOGETHER) = NV
11/4/14 PF DWMH ON PROPERTY NOT HOOKED UP OR TIED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21567	REMODEL	2,000	06/01/2008
B21153	ANTENAS	0	01/01/2008
C21153	CO ISSUED	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1959	11/28/2007	WD	U	I	19	595,000

GRANTOR: KISHAN WINE & SPIRITS
GRANTEE: GET & SAVE LLC
0920/1710 2/22/2000 WD U I 12 545,000
GRANTOR: BIJURIA INC
GRANTEE: KISHAN WINE & SPIRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-45,0] W10 N14 W26 S14 W31 S62 E67 N62 \$
BAS=[YR=1994;ORIG=0,35] W11 N24 W22 S6 W12 S45 E45 N27 \$
PTO=[YR=2007;ORIG=-81,-14] N3 W31 S17 E31 N14 \$
PTO=[YR=2007;ORIG=-96,62] S8 E51 N8 W51 \$
BAS=[YR=1994;ORIG=0,0] W11 S35 E11 N35 \$
CAN=[YR=1994;ORIG=-45,62] S8 E45 N8 W45 \$
BAS=[YR=2007;ORIG=-11,0] W3 W19 S11 E22 N11 \$
PTO=[YR=2007;ORIG=-14,0] N7 W3 S3 W38 S4 E41 \$
BAS=[YR=2007;ORIG=-41,0] W4 S17 E12 N10 W8 N7 \$
BAS=[YR=1994;ORIG=-108,62] S8 E12 N8 W12 \$
BAS=[YR=2007;ORIG=-33,0] W8 S7 E8 N7 \$
PTO=[YR=2007;ORIG=-112,62] S8 E4 N8 W4 \$