

OUTPARCEL A
IN OR 1201/161
ESMTS OR 1201/166-181

CHICK-FIL-A INC/
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998

2026

25-2N-28-231W-000A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	07	CORK/VTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 2200 FAST 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	4,037	100	2004	4,037	562,155
BAS	88	100	2005	88	12,254
BAS	88	100	2005	88	12,254
BAS	216	100	2005	216	30,078
CAN	45	30	2004	14	1,949
CAN	45	30	2004	14	1,949

TOTALS 4,519 4,457 620,641

EXTRA FEATURES

464004 SR 200, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/16/2026 DC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N6 U5 L15 W27N3W1 CAN=[YR=2004]

N5W9S5E9\$W10S1W18 BAS=[YR=2005] W11S8E11N8\$S8W11N8W14 S9

BAS=[YR=2005] W8S27E8N27\$S36E54 BAS=[YR=2005]

S1E1CAN=[YR=2004] S5E9N5W9\$ E10N8W11S7\$N7E11S3E16 R15 U5

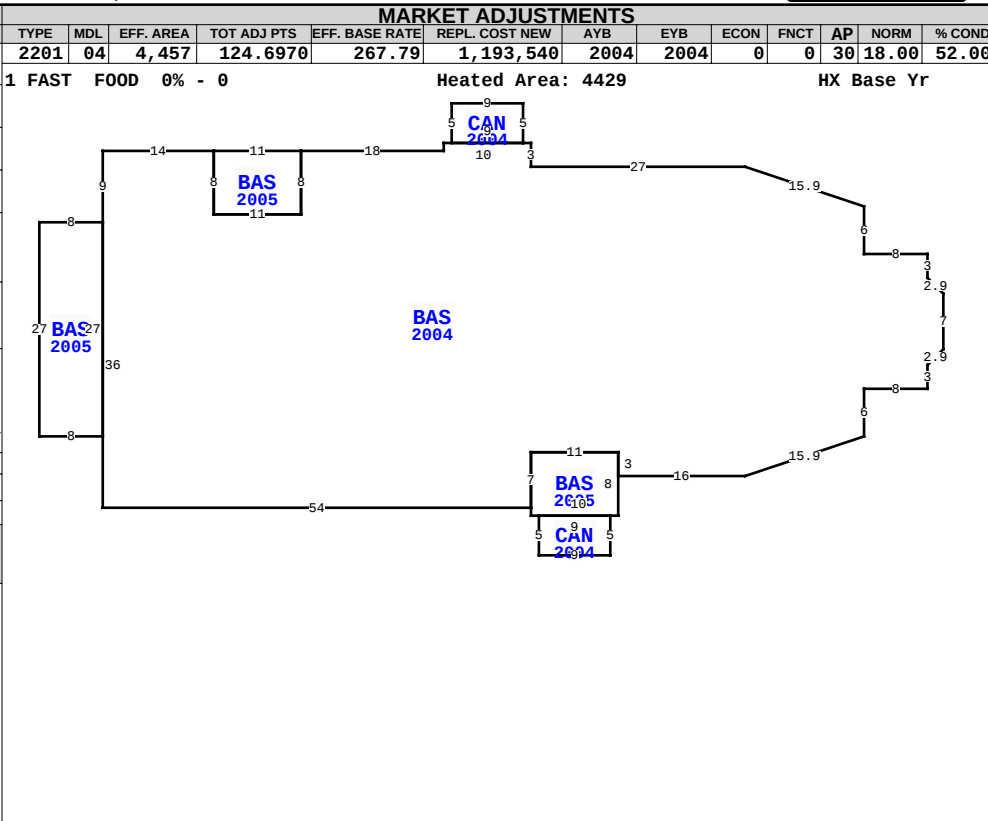
N6E8N3 R2 U2 N7 L2 U2 N3\$.

LAND DESCRIPTION

TOTAL OB/XF 66,646

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 CI 0.00 0.00 45,738.00 SF 1.00 1.00 1.00 18.00 18.00 823,284



Heated Area: 4429

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/16/2026 DC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N6 U5 L15 W27N3W1 CAN=[YR=2004]

N5W9S5E9\$W10S1W18 BAS=[YR=2005] W11S8E11N8\$S8W11N8W14 S9

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NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										620,641		
TOTAL MARKET OB/XF VALUE										73,166		
TOTAL LAND VALUE - MARKET										823,284		
TOTAL MARKET VALUE										1,517,091		
SOH/AGL Deduction										104,756		
ASSESSED VALUE										1,412,335		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										1,412,335		
TOTAL JUST VALUE										1,517,091		
NCON VALUE										0		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										1,494,970		

PERMIT NUM DESCRIPTION AMT ISSUED

20006921 XF0B 900 08/21/2020

**CHICK-FIL-A INC/
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998**

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
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