TRACT 15
IN OR 1528/828
5TH AMENDMENT REC ESMT &

MANHEIM TOWNSHIP DEV CO
1555 HIGHLANDS DRIVE SUITE 110
LITITZ, PA 17543

2026

37-2N-27-1950-0015-0000

BUILDING CHARACTERISTICS

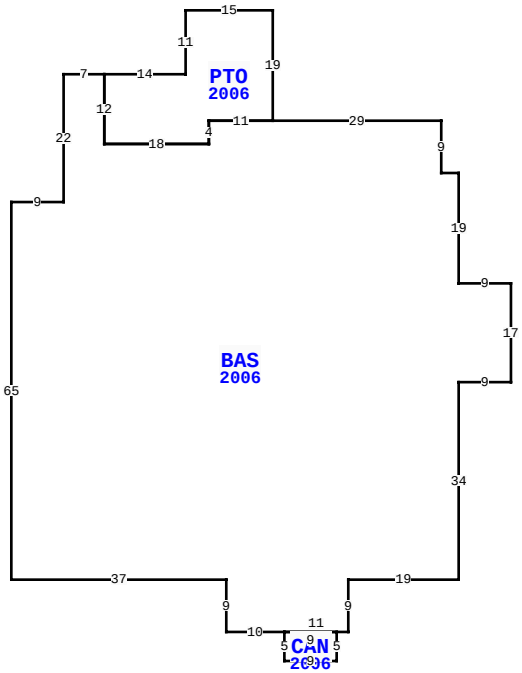
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	03	CONC FINSH 60
Interior Floo	15	HARDTILE 40
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,256	100	2006	6,256	1,105,503
CAN	45	30	2006	14	2,474
PTO	469	5	2006	23	4,065
TOTALS	6,770			6,293	1,112,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	6,293	117.6882	210.37	1,323,858	2006	2006	0	0	0	16.00	84.00

1 RSTARANT 1 0% - 0 Heated Area: 6256 HX Base Yr



463755 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,112,041
TOTAL MARKET OB/XF VALUE	103,299
TOTAL LAND VALUE - MARKET	1,487,640
TOTAL MARKET VALUE	2,702,980
SOH/AGL Deduction	562,414
ASSESSED VALUE	2,140,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,140,566
TOTAL JUST VALUE	2,702,980
NCON VALUE	0
INCOME VALUE	2449982
PREVIOUS YEAR MKT VALUE	2,599,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23666	ELEC OTHER	0	08/01/2011
E23667	ELEC OTHER	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/0828	10/03/2007	WD	Q	I		1,532,300

GRANTOR: KD NASSAU OUTPARCELS
GRANTEE: MANHEIM TOWNSHIP DE

1362/1020	10/27/2005	QC	Q	V	06	100

GRANTOR: DUDLEY JOHNNY L &
GRANTEE: KD NASSAU OUTPARCEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 N19 W3 N9 W29 PTO=[YR=2006] N19 W15 S11 W14 S12 E18 N4 E11$ W11 S4 W18 N12 W7 S22 W9 S65 E37 S9 E10 CAN=[YR=2006] S5 E9 N5 W9$ E11 N9 E19 N34 E9 N17$.

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	0418	EXHST FAN	0	0	0	0	5.00	UT	400.00	400.00	100	2006	2006	3	22	440	
2	0964	HALON SYST	0	0	4	4	16.00	SF	50.00	50.00	100	2006	2006	3	84	672	
3	0964	HALON SYST	0	0	14	5	70.00	SF	50.00	50.00	100	2006	2006	3	84	2,940	
4	0966	FIRE SPRNK	0	0	0	0	6,347.00	SF	3.00	3.00	100	2006	2006	3	84	15,994	
5	0812	CONCRETE C	0	0	0	0	3,364.00	SF	4.00	4.00	100	2006	2006	3	84	11,303	
6	0803	ASPHALT C	0	0	0	0	35,564.00	SF	2.00	2.00	100	2006	2006	3	54	38,409	
7	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2006	2006	3	88	220	
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2006	2006	3	64	8,096	
9	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2006	2006	3	64	320	
10	0400	CONC CURB	0	0	0	0	1,266.00	LF	15.00	15.00	100	2006	2006	3	88	16,711	

TOTAL OB/XF 95,105

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
1	002100	C	RESTAURANT	0	0004	IW	0.00	0.00	67,620.00	SF		1.00	1.00	1.00	22.00	22.00	1,487,640							

REVIEW DATE 04/18/2024 BY KWA Total Acres: 1.55 Total Land Value: 1,487,640 Market: 0 Agricultural: 0 Common: 1,487,640 PRINTED 07/09/2026 BY SYS

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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	0648	LIGHTS-AV	0	0	0	0	15.00	UT	140.00	140.00	100	2006	2006	3	22	462	
12	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2006	2006	3	100	300	
13	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2006	2006	3	100	200	
14	0463	FENCE GATE	0	0	0	0	3.00	UT	900.00	900.00	100	2006	2006	3	64	1,728	
15	0142	BAR TOP A	0	0	0	0	47.00	LF	165.00	165.00	100	2006	2006	3	22	1,706	
16	1123	CB 8"	0	0	0	0	410.00	SF	6.15	6.15	100	2006	2006	3	84	2,118	
17	0976	DECORATIVE	0	0	0	0	21.00	UT	125.00	125.00	100	2006	2006	3	64	1,680	

LAND DESCRIPTION

TOTAL OB/XF 8,194

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 04/18/2024 BY KWA Total Acres: 1.55 Total Land Value: 1,487,640 Market: 0 Agricultural: 0 Common: 1,487,640 PRINTED 07/09/2026 BY SYS