



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		19 100
RMS		4 100
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
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NEIGHBORHOOD/LOC	4058.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,595	100	2022	4,595	240,435
CAN	30	30	2022	9	2,429
CAN	50	30	2022	15	4,049
PTO	663	5	2022	33	8,908

TOTALS	5,338			4,652	255,822
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	26,428.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	2,446.00	SF	4.00
3	0400	CONC CURB	0	0	0	0	1,520.00	LF	15.00
4	4950	BOLLARD	0	0	0	0	24.00	UT	100.00
5	1126	CB/STC 8"	0	0	0	0	66.00	SF	8.00
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00
7	1126	CB/STC 8"	0	0	7	2	14.00	SF	8.00
8	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00
9	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00
10	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002200	C	DRIVE-IN	0		IW	0.00	0.00	52,082.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2201	04	4,652	126.9778	272.68	1,268,507	2022	2022	0	0	0	1.00	99.00	
1 FAST FOOD 0% - 0 Heated Area: 4595 HX Base Yr													
463731 SR 200, YULEE													
BLD DATE				07/08/2022				KK		LGL DATE		03/23/2026	
XF DATE										LAND DATE			
INC DATE										AG DATE			

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	26,428.00	SF	2.00	2.00	100	2022	2022	3	86	45,456	
2	0812	CONCRETE C	0	0	0	0	2,446.00	SF	4.00	4.00	100	2022	2022	3	99	9,686	
3	0400	CONC CURB	0	0	0	0	1,520.00	LF	15.00	15.00	100	2022	2022	3	99	22,572	
4	4950	BOLLARD	0	0	0	0	24.00	UT	100.00	100.00	100	2022	2022	3	100	2,400	
5	1126	CB/STC 8"	0	0	0	0	66.00	SF	8.00	8.00	100	2022	2022	3	99	523	
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2022	2022	3	99	25	
7	1126	CB/STC 8"	0	0	7	2	14.00	SF	8.00	8.00	100	2022	2022	3	99	111	
8	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2022	2022	3	96	17,002	
9	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00	10.00	100	2022	2022	3	90	324	
10	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00	10.00	100	2022	2022	3	90	324	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002200	C	DRIVE-IN	0		IW	0.00	0.00	52,082.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,255,822	
TOTAL MARKET OB/XF VALUE		144,505	
TOTAL LAND VALUE - MARKET		1,145,804	
TOTAL MARKET VALUE		2,546,131	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,546,131	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,546,131	
TOTAL JUST VALUE		2,546,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,424,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009911	NEW CONSTR - CULV	580,251	07/27/2021
B1631821	ADDITION/ATM KIOS	80,000	02/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/1579	7/16/2021	SW	Q	V	01	1,327,000	
GRANTOR: VYSTAR CREDIT UNION							
GRANTEE: ATLANTIC INVESTMENT							
1655/0999	12/23/2009	WD	Q	V	01	1,065,000	
GRANTOR: DUDLEY JOHNNY L ETAL							
GRANTEE: VYSTAR CREDIT UNION							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W41 N2 W1 CAN=[YR=2022] N3 W10 S3 E10\$ W10 S9 W43 S6 PTO=[YR=2022] W17 S39 E17 N39\$ S37 E33 S2 E4 CAN=[YR=2022] S5 E10 N5 W10\$ E58 N52\$.									

ATLANTIC INVESTMENTS LLC
14875 WILDFLOWER DRIVE
FRENCHTOWN, MT 59834

37-2N-27-1950-0018-0000

[illegible]