IN OR 2325/1676
ESMT OR 1207/241

YULEE BOWLING & AMUSEMENT LLC
850822 US HIGHWAY 17
YULEE, FL 32097

2026

42-2N-27-0000-0002-0350

BUILDING CHARACTERISTICS

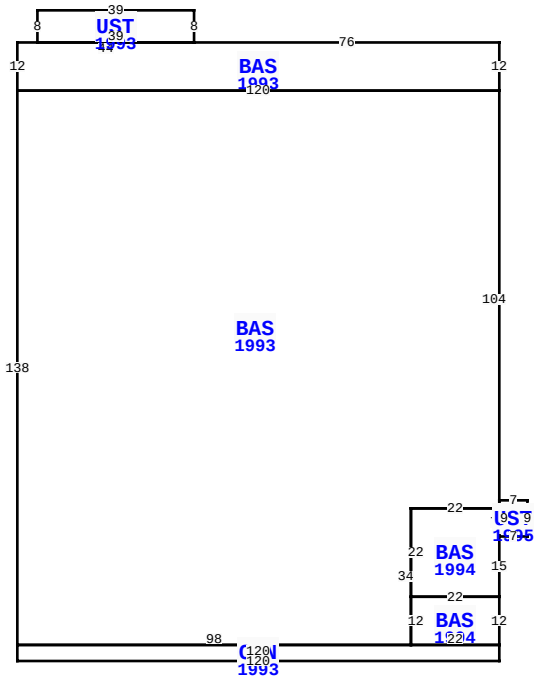
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	05	STEEL 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3400	BOWLING ALLEY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	57,732
BAS	15,812	100	1993	15,812	633,935
BAS	264	100	1994	264	10,584
BAS	484	100	1994	484	19,404
CAN	480	30	1993	144	5,773
UST	312	40	1993	125	5,012
UST	63	40	1995	25	1,003
TOTALS	18,855			18,294	733,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3401	04	18,294	90.9720	77.10	1,410,467	1989	1989	0	0	0	48.00	52.00

1 BOWLING AL 0% - 0 Heated Area: 18000 HX Base Yr



850822 US HWY 17, YULEE

BLD DATE	07/25/2018	KKX	LGL DATE	
XF DATE	07/25/2018	KKX	LAND DATE	05/11/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	733,443
TOTAL MARKET OB/XF VALUE	42,620
TOTAL LAND VALUE - MARKET	604,800
TOTAL MARKET VALUE	1,380,863
SOH/AGL Deduction	153,735
ASSESSED VALUE	1,227,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,227,128
TOTAL JUST VALUE	1,380,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,181,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326495	NEW CONSTR	0	08/01/2013
B1226593	ADDITION	42,000	11/01/2012
P1216219	REMODEL	0	11/01/2012
M1217760	H/AC	0	11/01/2012
B9805552	REMODEL	3,000	11/01/1998
6691	REMODEL	8,000	08/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/1676	12/12/2019	SW	Q	I	01	975,000
GRANTOR: 50HWY17S INC						
GRANTEE: YULEE BOWLING & AMU						
1091/0952	10/31/2002	WD	Q	I		861,000
GRANTOR: BOWLIN' PLACE INC						
GRANTEE: 50HWY17S INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 UST=[YR=1993] N8 W39 S8 E39 $ W44 S12
BAS=[YR=1993] S138 CAN=[YR=1993] S4 E120 N4 BAS=[YR=1994] N12
BAS=[YR=1994] N15 UST=[YR=1995] E7 N9 W7 S9$ N7 W22 S22
E22$ W22 S12 E22$ W120$ E98 N34 E22 N104 W120$ E120 N12$.

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	0810	CONCRETE A	0	0	32	8	256.00	SF	6.50	6.50	100	1989	1989	3	52	865	
2	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	1992	1992	3	68	289	
3	0964	HALON SYST	0	0	2	8	16.00	SF	50.00	50.00	100	1999	1999	3	73	584	
4	0142	BAR TOP A	0	0	0	0	21.00	LF	165.00	165.00	100	1989	1989	3	20	693	
5	7080	SOUND SYS	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1989	1989	3	100	3,000	
6	0803	ASPHALT C	0	0	0	0	22,294.00	SF	2.00	2.00	100	2012	2012	3	66	29,428	
7	0810	CONCRETE A	0	0	14	6	84.00	SF	6.50	6.50	100	1989	1989	3	52	284	
8	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	45	1,400	
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2011	2011	3	76	3,846	
10	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	2000	2000	3	81	498	

TOTAL OB/XF 40,887

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	003400	C	BOWLING LN	0	0004	CI	210.00	320.00	67,200.00	SF		1.00	1.00	1.00	9.00	9.00	604,800							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 604,800 Market: 0 Agricultural: 0 Common: 604,800 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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NEIGHBORHOOD/LOC	4051.00		

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TOTALS					

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,227,128
TOTAL JUST VALUE	1,380,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,181,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6013	NEW CONSTR	28,000	06/22/1989
3550	NEW CONSTR	10,000	06/15/1989
5707	NEW CONSTR	292,000	05/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2325/1676	12/12/2019	SW	Q	I	01	975,000
GRANTOR: 50HWY17S INC						
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1091/0952	10/31/2002	WD	Q	I		861,000
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BLD DATE	07/25/2018	KKX	LGL DATE		
XF DATE	07/25/2018	KKX	LAND DATE	05/11/2026	DC
INC DATE			AG DATE		

BUILDING NOTES

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	0681	POLE SHED	0	0	12	6	72.00	SF	15.00	15.00	100	1989	1989	3	20	216	
12	0819	CONC 12"	0	0	0	0	216.00	SF	9.50	9.50	100	1989	1989	3	52	1,067	
13	0978	SECURTY LT	0	0	0	0	8.00	UT	225.00	225.00	100	1989	1989	3	25	450	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,733

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 604,800 Market: 0 Agricultural: 0 Common: 604,800 PRINTED 07/09/2026 BY SYS