PT HEIRS E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 956/152 &
ESMT IN OR 799/197 (EX ESMT IN

MCDONALD'S CORPORATION
130 NEW BERLIN ROAD
JACKSONVILLE, FL 32218

2026

44-2N-27-0000-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

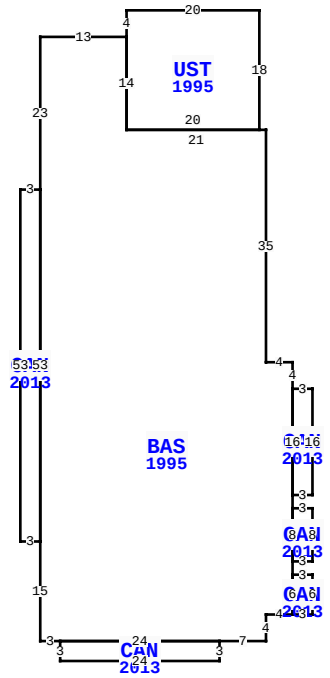
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		10 100
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
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,952	100	1995	2,952	510,109
CAN	18	30	2013	5	864
CAN	24	30	2013	7	1,210
CAN	48	30	2013	14	2,419
CAN	72	30	2013	22	3,802
CAN	159	30	2013	48	8,294
UST	360	40	1995	144	24,883
TOTALS	3,633			3,192	551,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,192	121.9192	261.82	835,729	1995	1995	0	0	0	34.00	66.00

1 FAST FOOD 0% - 0 Heated Area: 2952 HX Base Yr



462570 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	551,581
TOTAL MARKET OB/XF VALUE	94,673
TOTAL LAND VALUE - MARKET	1,154,592
TOTAL MARKET VALUE	1,800,846
SOH/AGL Deduction	482,431
ASSESSED VALUE	1,318,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,318,415
TOTAL JUST VALUE	1,800,846
NCON VALUE	0
INCOME VALUE	1415905
PREVIOUS YEAR MKT VALUE	1,594,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003862	MCDONALDS INT REM	75,000	08/21/2019
B1633537	MCDONALDS INT REM	25,000	12/01/2016
B1327727	MCDONALDS	250,000	11/18/2013
B1327727	REPAIR/RRF	250,000	09/01/2013
B221593	ADDITION	15,000	12/01/2008
P13603	OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/0152	10/27/2000	WD	Q	I	02	290,000

GRANTOR: STEVENS JAMES S JR ET

GRANTEE: MCDONALD'S CORP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-20,4] W13 S23 S53 S15 E3 E24 E7 N4 E4 N6 N2 N8 N2 N16 N4 W4 N35 W21 N14 $
UST=[YR=1995;ORIG=0,0] W20 S4 S14 E20 N18 $
CAN=[YR=2013;ORIG=-33,27] W3 S53 E3 N53 $
CAN=[YR=2013;ORIG=-30,95] S3 E24 N3 W24 $
CAN=[YR=2013;ORIG=5,73] E3 N16 W3 S16 $
CAN=[YR=2013;ORIG=5,83] E3 N8 W3 S8 $
CAN=[YR=2013;ORIG=5,91] E3 N6 W3 S6 $
.

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	0803	ASPHALT C	0	0	0	0	27,025.00	SF	2.00	2.00	100	1995	1995	3	50	27,025	
2	0812	CONCRETE C	0	0	0	0	2,146.00	SF	4.00	4.00	100	1995	1995	3	66	5,665	
3	0400	CONC CURB	0	0	0	0	1,109.00	LF	15.00	15.00	100	1995	1995	3	74	12,310	
4	0855	CONC PAVER	0	0	0	0	1,342.00	SF	10.00	10.00	100	1995	1995	3	66	8,857	
5	0505	FLAGPOLE A	0	0	0	0	15.00	LF	50.00	50.00	100	1995	1995	3	20	150	
6	0422	CL FNC 4'	0	0	0	0	380.00	LF	15.00	15.00	100	1995	1995	3	30	1,710	
7	0446	BOX FNC 6'	0	0	0	0	74.00	LF	20.00	20.00	100	1995	1995	3	20	296	
8	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1995	1995	3	32	800	
9	1125	CB/STC 6"	0	0	45	8	360.00	SF	7.35	7.35	100	1995	1995	3	66	1,746	
10	7080	SOUND SYS	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1997	1997	3	100	1,500	

TOTAL OB/XF 60,059

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	002200	C	DRIVE-IN	0	0004	CHT	0.00	0.00	67,520.00	SF		1.00	1.00	0.90	19.00	17.10	1,154,592							

REVIEW DATE 04/11/2024 BY KWA Total Acres: 1.55 Total Land Value: 1,154,592 Market: 0 Agricultural: 0 Common: 1,154,592 PRINTED 07/09/2026 BY SYS

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JACKSONVILLE, FL 32218

2026

44-2N-27-0000-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	FAST FOOD	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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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NCON VALUE	0
INCOME VALUE	1415905
PREVIOUS YEAR MKT VALUE	1,594,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20444	ELEC OTHER	300	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/0152	10/27/2000	WD	Q	I	02	290,000

GRANTOR: STEVENS JAMES S JR ET

GRANTEE: MCDONALD'S CORP

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 DC
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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	0964	HALON SYST	0	0	8	4	32.00	SF	50.00	50.00	100	1995	1995	3	66	1,056	
12	0964	HALON SYST	0	0	6	3	18.00	SF	50.00	50.00	100	1995	1995	3	66	594	
13	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1995	1995	3	20	240	
14	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1995	1995	3	32	4,048	
15	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1995	1995	3	100	300	
16	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	30	180	
17	0462	ST/AL FNC	0	0	66	3	198.00	SF	10.00	10.00	100	2013	2013	3	64	1,267	
18	0855	CONC PAVER	0	0	0	0	300.00	SF	10.00	10.00	100	1995	1995	3	66	1,980	
19	0811	CONCRETE B	0	0	85	9	765.00	SF	5.20	5.20	100	1995	1995	3	66	2,625	
20	0351	CARPORT MT	0	0	9	7	63.00	SF	10.00	10.00	100	2013	2013	3	50	315	

TOTAL OB/XF 12,605

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

REVIEW DATE 04/11/2024 BY KWA Total Acres: 1.55 Total Land Value: 1,154,592 Market: 0 Agricultural: 0 Common: 1,154,592 PRINTED 07/09/2026 BY SYS

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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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
21	0351	CARPORT MT	0	0	9	7	63.00	SF	10.00	10.00	100	2013	2013	3	50	315	
22	0400	CONC CURB	0	0	0	0	202.00	LF	15.00	15.00	100	2013	2013	3	94	2,848	
23	0400	CONC CURB	0	0	0	0	62.00	LF	15.00	15.00	100	2013	2013	3	94	874	
24	0855	CONC PAVER	0	0	0	0	1,033.00	SF	10.00	10.00	100	2013	2013	3	92	9,504	
25	0812	CONCRETE C	0	0	0	0	1,844.00	SF	4.00	4.00	100	2013	2013	3	92	6,786	
26	0810	CONCRETE A	0	0	17	16	272.00	SF	6.50	6.50	100	1995	1995	3	66	1,167	
27	0940	SHEDS/PORT	0	0	7	7	49.00	SF	30.00	30.00	100	2010	2010	3	35	515	

LAND DESCRIPTION

TOTAL OB/XF 22,009

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 04/11/2024 BY KWA Total Acres: 1.55 Total Land Value: 1,154,592 Market: 0 Agricultural: 0 Common: 1,154,592 PRINTED 07/09/2026 BY SYS