



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floor	11	CLAY TILE 70
Interior Floor	03	CONC FINSH 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	3	100
Stories	1.	1. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	2200	FAST FOOD
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2025	2,010	528,871
CAN	21	30	2025	6	1,579
CAN	36	30	2025	11	2,894
FST	81	50	2025	40	10,525
FST	126	50	2025	63	16,577

TOTALS	2,274			2,130	560,446
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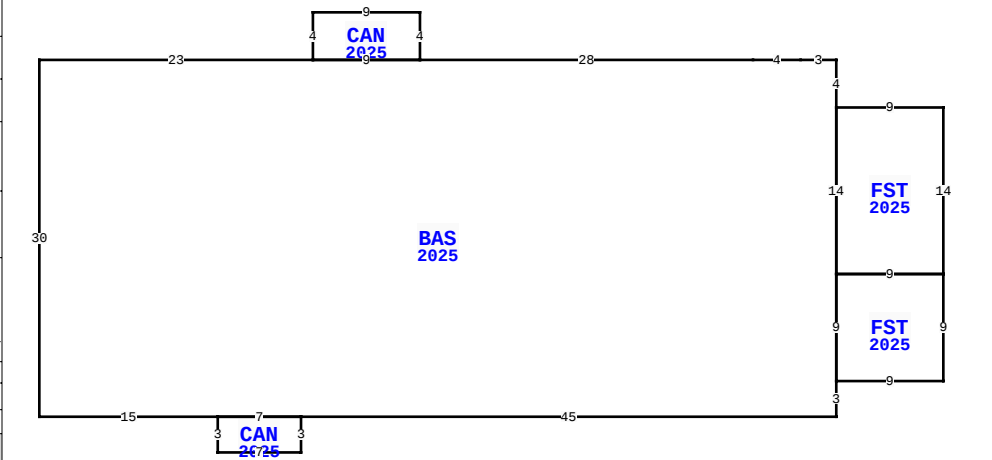
EXTRA FEATURES

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			2.00	100	2025	2024		90	15,930	
2	0803	ASPHALT C	0	0	106	11			2.00	100	2025	2024		90	2,099	
3	0812	CONCRETE C	0	0	170	11			4.00	100	2025	2024		100	7,480	
4	0810	CONCRETE A	0	0	20	16			6.50	100	2025	2024		100	2,080	
5	0402	CONC BUMPE	0	0	0	0			25.00	100	2025	2024		100	75	
6	0400	CONC CURB	0	0	0	0			15.00	100	2025	2024		100	14,625	
7	0812	CONCRETE C	0	0	0	0			4.00	100	2025	2024		100	6,112	
8	0098	AWNING MTL	0	0	5	5			13.00	100	2025	2024		97	315	
9	1126	CB/STC 8"	0	0	58	6			8.00	100	2025	2024		100	2,784	
10	0810	CONCRETE A	0	0	0	0			6.50	100	2025	2024		100	5,720	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	CI	0.00	0.00	25,260.00	SF		1.00	1.00	1.00	24.00	24.00	606,240							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2201	04	2,130	122.5224	263.12	560,446	2024	2024	0	0	0.00	100.00	
1 FAST FOOD 0% - 2025			Heated Area: 2010			HX Base Yr						



463163 SR 200, YULEE

BLD DATE	07/29/2024	KW	LGL DATE	
XF DATE	07/29/2024	KW	LAND DATE	05/11/2026
INC DATE	05/12/2025	REA	AG DATE	DC

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1	0803	ASPHALT C	0	0	0	0			2.00	100	2025	2024		90	15,930	
2	0803	ASPHALT C	0	0	106	11			2.00	100	2025	2024		90	2,099	
3	0812	CONCRETE C	0	0	170	11			4.00	100	2025	2024		100	7,480	
4	0810	CONCRETE A	0	0	20	16			6.50	100	2025	2024		100	2,080	
5	0402	CONC BUMPE	0	0	0	0			25.00	100	2025	2024		100	75	
6	0400	CONC CURB	0	0	0	0			15.00	100	2025	2024		100	14,625	
7	0812	CONCRETE C	0	0	0	0			4.00	100	2025	2024		100	6,112	
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TOTAL OB/XF 57,220

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		560,446
TOTAL MARKET OB/XF VALUE		58,488
TOTAL LAND VALUE - MARKET		606,240
TOTAL MARKET VALUE		1,225,094
SOH/AGL Deduction		0
ASSESSED VALUE		1,225,094
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,225,094
TOTAL JUST VALUE		1,225,094
NCON VALUE		0
INCOME VALUE		1173242
PREVIOUS YEAR MKT VALUE		1,169,887

TACO BELL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240009546	CO FOR NEW TACO B		08/16/2024
B240005309	DUMPSTER ENCLOSUR	15,000	05/02/2024
B240003858	NEW CONSTRUCTION	444,109	04/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/164	2/27/2024	SW	Q	V	03	800,000

GRANTOR: SHOPS OF YULEE LLC
GRANTEE: YULEE BELLS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E23 E9 E28 E4 E3 S4 S14 S9 S3 W45 W7 W15 N30 \$
CAN=[YR=2025;ORIG=35,40] E7 S3 W7 N3 \$
CAN=[YR=2025;ORIG=43,10] E9 N4 W9 S4 \$
FST=[YR=2025;LABEL=cooler;ORIG=87,14] E9 S14 W9 N14 \$
FST=[YR=2025;LABEL=freezer;ORIG=87,28] E9 S9 W9 N9 \$

[illegible]