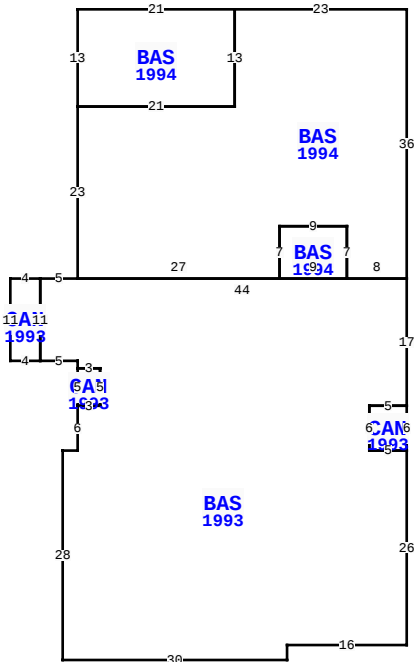


**ZKB LLC/
97427 BLACKBEARDS WAY
YULEE, FL 32097**

51-3N-27-0000-0030-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY									
Exterior Wall		17	CB STUCCO 60							2101	04	3,888	103.5644	185.12	719,747	1988			0	20	50.50	29.50	VALUATION BY STANDARD									
Exterior Wall		28	GLASS THRM 40							1 RSTARANT 1 0% - 0										Heated Area: 3862 HX Base Yr												
Roof Structur		04	WOOD TRUSS 100																													
Roof Cover		04	BUILT-UP 100																													
Interior Wall		05	DRYWALL 60																													
Interior Wall		08	DECORATIVE 40																													
Interior Floo		14	CARPET 60																													
Interior Floo		15	HARDTILE 40																													
Ceiling		01	FIN.SUSPD 100																													
Air Condition		04	ROOF TOP 100																													
Heating Type		04	AIR DUCTED 100																													
Fixtures			17 100																													
Frame		03	MASONRY 100																													
Story Height			10 100																													
RMS			4 100																													
Stories		1.	1. 100																													
Units			0 100																													
BUD8 Adjustme		04	DIST 01 100																													
Occupancy		00	ONE LEVEL 02																													
DOR CODE			2200 FAST FOOD																													
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			2,278	100	1993	2,278	124,402																									
BAS			63	100	1994	63	3,441																									
BAS			273	100	1994	273	14,909																									
BAS			1,248	100	1994	1,248	68,154																									
CAN			15	30	1993	4	218																									
CAN			30	30	1993	9	491																									
CAN			44	30	1993	13	710																									
TOTALS			3,951			3,888	212,325																									
EXTRA FEATURES		463179 SR 200, YULEE																														
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		0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00		25.00	100	1990	1990	3	64	176														
2		0803	ASPHALT C	0	0	0	0	30,443.00	SF	2.00		2.00	100	2002	2002	3	50	30,443														
3		0812	CONCRETE C	0	0	0	0	3,261.00	SF	4.00		4.00	100	1988	1988	3	49.5	6,457														
4		0400	CONC CURB	0	0	0	0	1,180.00	LF	15.00		15.00	100	1989	1989	3	62	10,974														
5		0511	GARAGE CB-	0	0	8	14	112.00	SF	40.00		40.00	100	1988	1988	3	49.5	2,218														
6		0511	GARAGE CB-	0	0	10	14	140.00	SF	40.00		40.00	100	1988	1988	3	49.5	2,772														
7		0425	CL FNC 8'	0	0	0	0	14.00	LF	10.65		10.65	100	1990	1990	3	25	37														
8		0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00		2,530.00	100	1988	1988	3	24	2,429														
9		0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00		500.00	100	1988	1988	3	24	960														
10		0383	FREEZER	0	0	11	11	121.00	SF	105.00		105.00	100	1988	1988	3	20	2,541														
LAND DESCRIPTION		TOTAL OB/XF																		59,007												
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		CI	0.00	0.00	76,753.00	SF		1.00	1.00	1.00	12.00	12.00	921,036														

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 921,036	Market: 0	Agricultural: 0	Common: 921,036	PRINTED 07/09/2026 BY SYS
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