

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	04	WOOD TRUSS	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	04	PLYWOOD	100	
Interior Floo	14	CARPET	80	
Interior Floo	07	CORK/VTILE	20	
Ceiling	02	F.NOT SUS	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		12	100	
Frame	02	WOOD FRAME	100	
Story Height		10	100	
RMS		4	100	
Stories	0	0	100	
Units		0	100	
BUD8 Adjustme	01	DIST CA	100	
Occupancy	00	OWNER OCC	100	
Quality	01	Quality Level	01	
DOR CODE	2100	RESTAURANTS/CAFE		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1,498	93,015
BAS	294	100	294	18,255
BAS	400	100	400	24,837
TOTALS	2,192		2,192	136,107

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2101	04	2,192	70.7726	125.44	274,964	1949	1985	0	0	50.50	49.50

1 RSTARANT 1 - 0% - 0 Heated Area: 2192 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			136,107
TOTAL MARKET OB/XF VALUE			2,871
TOTAL LAND VALUE - MARKET			56,712
TOTAL MARKET VALUE			195,690
SOH/AGL Deduction			43,498
ASSESSED VALUE			152,192
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,192
TOTAL JUST VALUE			195,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2408	H/AC	0	11/21/2001
2221	OTHER	750	07/15/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1831/1633	12/19/2012	PR	U	I	30	100

GRANTOR: WILSON PATRICIA P/R
GRANTEE: MORGAN LINDA
0119/0377 1/01/1972 TA U I 9,000
GRANTOR:
GRANTEE:

EXTRA FEATURES		542420 US HWY 1, CALLAHAN																
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	0964	HALON SYST	0	0	4	4	16.00	SF	50.00	100	1997	1997	3	75		600		
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	100	1990	1990	3	20		80		
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1990	1990	3	29		451	
4	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	100	1990	1990	3	62		290		
5	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100	1990	1990	3	100		1,200		
6	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	100	2002	2002	3	21		67		
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	61		183	

TOTAL OB/XF		2,871											
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 BAS=[YR=1994] W5 S14 W10 S16 BAS=[YR=1994] S14 E21 N14 W21\$ E20 N18 W5 N12\$ S12 E5 S18E1 S14 W24 S12 E44 N56\$.											

LAND DESCRIPTION		TOTAL OB/XF 2,871																						
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	002100	C	RESTAURANT	0	0004	CHT	60.00	113.00	7,089.00	SF		1.00	1.00	1.00	8.00	8.00	56,712							