



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 60

Exterior Wall

20FACE BRICK 40

Roof Structure

09RIDGE FRME 100

Roof Cover

04BUILT-UP 100

Interior Wall

08DECORATIVE 60

Interior Wall

06CUST PANEL 40

Interior Floor

15HARDTILE 100

Ceiling

01FIN.SUSPD 100

Air Condition

04ROOF TOP 100

Heating Type

04AIR DUCTED 100

Fixtures

11100

Frame Story Height

02WOOD FRAME 100
13 100
5 100

RMS

1. 1. 100
0 100

Stories Units

01DIST CA 100

BUD8 Adjustme

00NONE 100

Occupancy

04Quality Level 04

DOR CODE

2200DRIVE-IN REST.

MAP NUM

MKT AREA07

NEIGHBORHOOD/LOC

1290.100

TOTALS

3,9513,537946,796

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

2201043,537136.5990290.961,029,126199720100008.0092.00

1FASTFOOD - 0% - 2023Heated Area: 3515HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE946,796

TOTAL MARKET OB/XF VALUE61,799

TOTAL LAND VALUE - MARKET354,645

TOTAL MARKET VALUE1,363,240

SOH/AGL Deduction0

ASSESSED VALUE1,363,240

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE1,363,240

TOTAL JUST VALUE1,363,240

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE874,587

PERMIT NUMDESCRIPTIONAMTISSUED

M3888H/AC010/20/2014

E3882REMODEL009/26/2014

2138SIGN2,00010/31/2001

2021NEW CONSTR15,00011/19/1996

2019NEW CONSTR391,92410/29/1996

1990DEMOLITION007/15/1996

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2555/14594/11/2022WDQI012,670,000

GRANTOR:SOUTH COAST ENTERPRIS

GRANTEE:DEW1014 INVESTMENTS

1928/06327/16/2014WDQI053,000,000

GRANTOR:R & M ARMSTRONG VENTU

GRANTEE:SOUTH COAST ENTERPR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W21 N10 W21 S82 PTO=[YR=2014] S19 E8 S6 E29
N4 BAS=[YR=2014] N21 W21 S21 E21\$ W21 N21 W16\$ E37 N32 E5
N40\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10400CONC CURB00001,403.00LF15.0015.001001997199738117,046

20825BRICK0000355.00SF12.5012.50100199719973934,127

30811CONCRETE B0000646.00SF5.205.20100199719973752,519

40803ASPHALT C000018,341.00SF2.002.001001997199735018,341

50972ST LGHT UN00004.00UT2,530.002,530.00100199719973454,554

60975ST LT/ARM00004.00UT500.00500.0010019971997345900

81127BRICK 8"000968528.00SF11.0011.00100199719973935,401

94950BOLLARD00006.00UT100.00100.009319971997393558

100463FENCE GATE00004.00UT300.00300.0010019971997345540

140400CONC CURB0000127.00LF15.0015.00100201420143971,848

LAND DESCRIPTIONTOTAL OB/XF55,834

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1002200CDRIVE-IN00004CHT0.000.0039,405.00SF1.001.001.009.009.00354,645

REVIEW DATE02/04/2019BYKKTotal Acres: 0.00Total Land Value: 354,645Market: 0Agricultural: 0Common: 354,645PRINTED 08/02/2023 BY SYS

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