



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	14	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	2200	DRIVE-IN REST.

MAP NUM		MKT AREA	07
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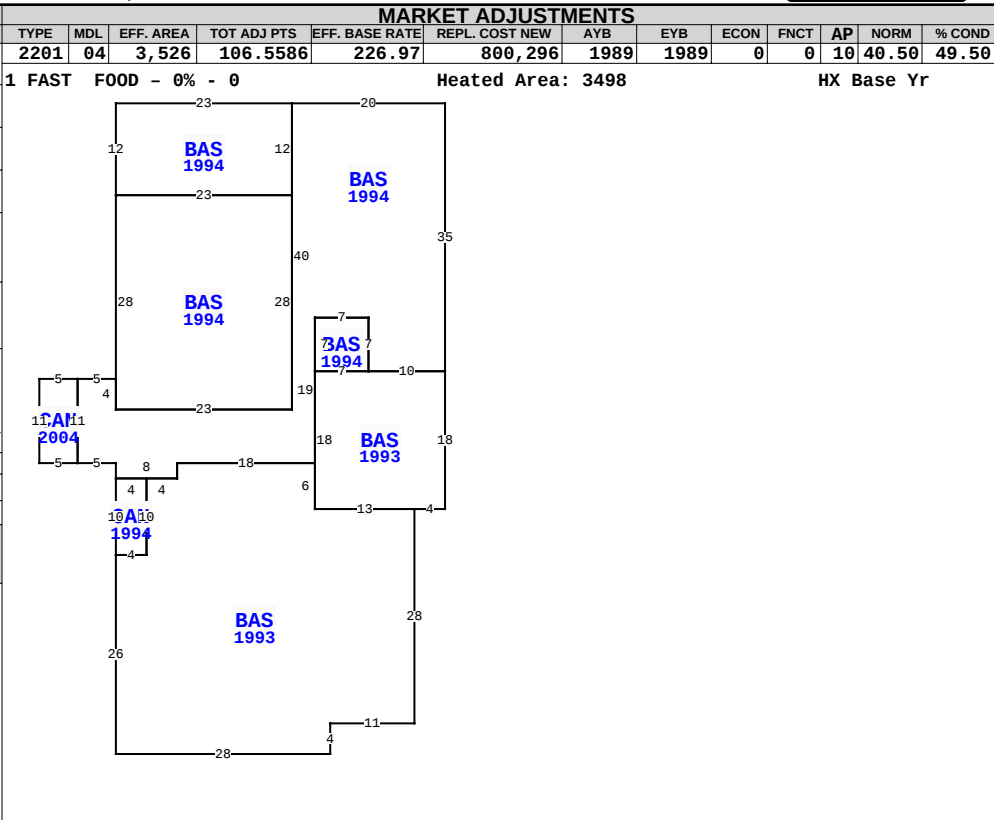
NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	306	34,379
BAS	1,304	100	1,304	146,505
BAS	49	100	49	5,505
BAS	276	100	276	31,009
BAS	644	100	644	72,354
BAS	919	100	919	103,250
CAN	40	30	12	1,348
CAN	55	30	16	1,798

TOTALS	3,593		3,526	396,147
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EXTRA FEATURES											
L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	14	140.00	SF	30.00	30.00	
2	0812	CONCRETE C	0	0	0	0	7,215.00	SF	4.00	4.00	
3	0803	ASPHALT C	0	0	0	0	22,968.00	SF	2.00	2.00	
4	0422	CL FNC 4'	0	0	0	0	388.00	LF	15.00	15.00	
7	1123	CB 8"	0	0	23	8	184.00	SF	6.15	6.15	
8	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	
10	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
12	0964	HALON SYST	0	0	0	0	26.00	SF	50.00	50.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	002200	C	DRIVE-IN	0	0004		210.00	210.00	44,100.00	SF	



542309 US HWY 1, CALLAHAN	BLD DATE 02/21/2020 KKA	LGL DATE 02/21/2020 KKA	AG DATE 02/21/2020 KKA
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	396,147		
TOTAL MARKET OB/UF VALUE	66,276		
TOTAL LAND VALUE - MARKET	352,800		
TOTAL MARKET VALUE	815,223		
SOH/AGL Deduction	113,576		
ASSESSED VALUE	701,647		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	701,647		
TOTAL JUST VALUE	815,223		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	712,767		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2558	FIRE SPRNK	500	01/07/2003
B2555	REMODEL	46,600	12/29/2002
2392	REPAIR/RRF	10,000	08/28/1990
2389	NEW CONSTR	26,000	07/25/1990
2297	NEW CONSTR	195,000	05/04/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1752/0155	12/31/2010	WD U	I	11		100	
GRANTOR: KRAMER DAVID R JR ETA							
GRANTEE: BEZODA LLC							
1752/0145	11/29/2010	TD U	I	11		100	
GRANTOR: KRAMER DAVID R JR TRU							
GRANTEE: KRAMER DAVID R JR E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W20 BAS=[YR=1994] W23 S12 BAS=[YR=1994] S28 E23 N28 W23 \$ E23 N12 \$ S40 W23 N4 W5 CAN=[YR=2004] W5 S11 E5 N11 \$ S11 E5 S2 CAN=[YR=1994] S10 BAS=[YR=1993] S26 E28 N4 E11 N28 BAS=[YR=1993] E4 N18 W10 BAS=[YR=1994] N7 W7 S7 E7 \$ W7 S18 E13 \$ W13 N6 W18 S2 W4 S10 W4 \$ E4 N10 W4 \$ E8 N2 E18 N19 E7 S7 E10 N35\$.											

TOTAL OB/UF											
47,685											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	002200	C	DRIVE-IN	0	0004		210.00	210.00	44,100.00	SF	

BEZODA LLC
ATTN: TAX DEPARTMENT, 6700 TOWER CIRCLE STE 1000
FRANKLIN, TN 37067

29-2N-25-3120-0071-0000

[illegible]