

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	10	STEEL FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	15	HARDTILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	15	100	
Frame	03	MASONRY	100
Story Height		17	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level 03	
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,180	100	3,180
CAN	18	30	5
CAN	22	30	7
TOTALS	3,220		3,192
			917,054

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
2201	04	3,192	146.6088	312.28	996,798	2001	2010	0	0	0	8.00	92.00																
1 FAST FOOD - 0% - 0																												
Heated Area: 3180																												
HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>02/15/2018</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>02/15/2018</th> <th>KK</th> <th>LAND DATE</th> <th>02/15/2018</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	02/15/2018	KK	LGL DATE		XF DATE	02/15/2018	KK	LAND DATE	02/15/2018	INC DATE			AG DATE	
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INC DATE			AG DATE																									

NASSAU COUNTY PROPERTY		PAGE 1 of 3	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			917,054
TOTAL MARKET OB/XF VALUE			100,397
TOTAL LAND VALUE - MARKET			374,000
TOTAL MARKET VALUE			1,391,451
SOH/AGL Deduction			0
ASSESSED VALUE			1,391,451
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,391,451
TOTAL JUST VALUE			1,391,451
NCON VALUE			0
INCOME VALUE			1,380,460
PREVIOUS YEAR MKT VALUE			1,645,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
S4106	SIGN	0	04/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1083	11/14/2017	SW	Q	I	01	2,310,000
GRANTOR: VRE CALLAHAN TB LLC						
GRANTEE: TETK MANAGEMENT LLC						
2096/1033	1/23/2017	WD	Q	I	01	850,000
GRANTOR: THE JONES COMPANY						
GRANTEE: VRE CALLAHAN TB LLC						

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	21,647.00	SF	2.00	2.00	100	2001	2001	3	50	21,647	
2	0400	CONC CURB	0	0	0	0	1,026.00	LF	15.00	15.00	100	2001	2001	3	86	13,235	
3	0810	CONCRETE A	0	0	0	0	318.00	SF	6.50	6.50	100	2001	2001	3	82	1,695	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	
7	1127	BRICK 8"	0	0	0	0	296.00	SF	11.00	11.00	100	2001	2001	3	95	3,093	
8	0810	CONCRETE A	0	0	0	0	131.00	SF	6.50	6.50	100	2001	2001	3	82	698	
10	1123	CB 8"	0	0	0	0	360.00	SF	6.15	6.15	100	2001	2001	3	82	1,815	
11	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2017	2017	3	94	1,128	
12	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	58	2001	2001	3	58	348	
13	0810	CONCRETE A	0	0	22	16	352.00	SF	6.50	6.50	100	2001	2001	3	82	1,876	
TOTALS														46,099			

LAND DESCRIPTION														TOTAL OB/XF										
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		170.00	275.00	46,750.00	SF		1.00	1.00	1.00	8.00	8.00	374,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2002] W10 N3 W7 S3 W15 N3 W14 S3 W17 S6 W20 S13													
CAN=[YR=2017] W2 S9 E2 N9\$ S22 E38 CAN=[YR=2017] S2 E11 N2 W11\$ E11 S1 E24 N20 E10 N22\$.													

