

NEIMON GROUP LLC
601 SPRING OAK CIRCLE
ORLANDO, FL 32828

29-2N-25-0000-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	16	WD FR STUC 70								2201	04	1,998	130.9308	271.03	541,518	2020	2020	0	0	1.00	99.00	VALUATION BY								STANDARD																									
Exterior Wall	20	FACE BRICK 30								2 FAST FOOD - 0% - 0										Heated Area: 1931										HX Base Yr										Tax Group: 1								Tax Dist:							
Roof Structure	09	RIDGE FRME 100																																																					

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																				VALUATION BY STANDARD												
																				Tax Group: 1 Tax Dist:												
																				BUILDING MARKET VALUE 536,103												
																				TOTAL MARKET OB/XF VALUE 100,124												
																				TOTAL LAND VALUE - MARKET 405,100												
																				TOTAL MARKET VALUE 1,041,327												
																				SOH/AGL Deduction 195,827												
																				ASSESSED VALUE 845,500												
																				TOTAL EXEMPTION VALUE 0												
																				BASE TAXABLE VALUE 845,500												
																				TOTAL JUST VALUE 1,041,327												
																				NCON VALUE 0												
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																				PREVIOUS YEAR MKT VALUE 1,058,011												

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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	SUBAREA MARKET VALUE																									
TOTALS																													
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													
21	0383	FREEZER	0	0	8	8	64.00	SF	105.00		105.00	100	2020	2020	3	97	6,518												
																		</											