



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC 60								2201	04	3,537	136.5990	282.76	1,000,122	1997	2010	0	0	0	9.00	91.00	VALUATION BY									
Exterior Wall	20	FACE BRICK 40								1 FAST FOOD - 0% - 2023												Heated Area: 3515										
Roof Structure	09	RIDGE FRME 100								HX Base Yr																						
Roof Cover	04	BUILT-UP 100																														
Interior Wall	08	DECORATIVE 60																														
Interior Wall	06	CUST PANEL 40																														
Interior Floor	15	HARDTILE 100																														
Ceiling	01	FIN.SUSPD 100																														
Air Condition	04	ROOF TOP 100																														
Heating Type	04	AIR DUCTED 100																														
Fixtures	11	100																														
Frame	02	WOOD FRAME 100																														
Story Height	13	100																														
RMS	5	100																														
Stories	1.	1. 100																														
Units	0	100																														
BUD8 Adjustme	01	DIST CA 100																														
Occupancy	00	NONE 100																														
Quality	04	Quality Level 04																														
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																												
BAS	3,074	100	3,074	790,976																												
BAS	441	100	441	113,474																												
PT0	436	5	22	5,661																												
TOTALS	3,951		3,537	910,111																												
EXTRA FEATURES										542370 US HWY 1, CALLAHAN										BLD DATE02/04/2019KK XF DATE02/04/2019KK INC DATE LGL DATE LAND DATE AG DATE 02/04/2019KK												
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	0400	CONC CURB	0	0	0	0	1,403.00	LF	15.00	15.00	100	1997	1997	3	80	16,836																
2	0825	BRICK	0	0	0	0	355.00	SF	12.50	12.50	100	1997	1997	3	92	4,083																
3	0811	CONCRETE B	0	0	0	0	646.00	SF	5.20	5.20	100	1997	1997	3	73	2,452																
4	0803	ASPHALT C	0	0	0	0	18,341.00	SF	2.00	2.00	100	1997	1997	3	50	18,341																
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	4,250																
6	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1997	1997	3	42	840																
7	1127	BRICK 8"	0	0	9	68	528.00	SF	11.00	11.00	100	1997	1997	3	92	5,343																
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	93	1997	1997	3	93	558																
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1997	1997	3	42	504																
10	0400	CONC CURB	0	0	0	0	127.00	LF	15.00	15.00	100	2014	2014	3	96	1,829																
LAND DESCRIPTION										TOTAL OB/XF										55,036												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	CH	0.00	0.00	39,405.00	SF		1.00	1.00	1.00	9.00	9.00	354,645															
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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																							
																																VALUATION BY										STANDARD											
																																		Tax Group: 1										Tax Dist:									
																																		BUILDING MARKET VALUE										910,111									
																																		TOTAL MARKET OB/XF VALUE										60,846									
																																		TOTAL LAND VALUE - MARKET										354,645									
																																		TOTAL MARKET VALUE										1,325,602									
																																		SOH/AGL Deduction										0									
																																		ASSESSED VALUE										1,325,602									
																																		TOTAL EXEMPTION VALUE										0									
																																		BASE TAXABLE VALUE										1,325,602									
																																		TOTAL JUST VALUE										1,325,602									
																																		NCON VALUE										0									
																																		INCOME VALUE																			
																																		PREVIOUS YEAR MKT VALUE										1,363,240									