BLOCK 23 PT OF LOTS 5 & 8 &
BLOCK 22 PT OF 6 & 7
IN OR 1850/11

HARDEE'S RESTAURANTS LLC
ATTN: TAX DEPARTMENT, 6700 TOWER CIRCLE STE 1000
FRANKLIN, TN 37067

2024

29-2N-25-3120-0070-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SECOND AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,768
TOTAL MARKET VALUE	106,768
SOH/AGL Deduction	71,009
ASSESSED VALUE	35,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,759
TOTAL JUST VALUE	106,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2296	HOUSEMVING	0	05/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1850/0011	4/01/2013	WD	U	V	11	100
GRANTOR: HARDEE'S FOOD SYSTEMS						
GRANTEE: HARDEE'S RESTAURANT						
0623/1053	4/11/1991	WD	U	V	07	100
GRANTOR: IRWIN DANIEL & P A						
GRANTEE: SPARDEES RESTAURANT						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CH	65.00	210.00	13,346.00	SF		1.00	1.00	1.00	8.00	8.00	106,768							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 106,768 Market: 0 Agricultural: 0 Common: 106,768 PRINTED 08/06/2024 BY SYS