BLOCK 2 S-1 OF LOTS 2 & 3
IN OR 2158/1083
E H BRADDOCK ADDITION

TETK MANAGEMENT LLC
943 TROPIC BLVD
DELRAY BEACH, FL 33483

2024

29-2N-25-3160-0002-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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	OO	OWNER OCC 100
Quality	03	Quality Level 03

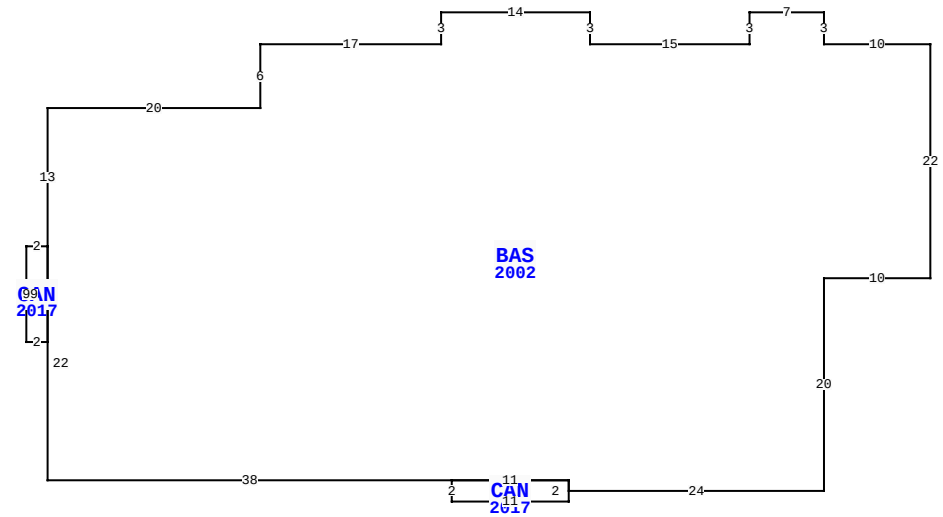
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,180	100	3,180	878,210
CAN	18	30	5	1,380
CAN	22	30	7	1,933
TOTALS	3,220		3,192	881,524

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	303.48	968,708	2001	2010	0	0	0	9.00	91.00

1 FAST FOOD – 0% - 0 Heated Area: 3180 HX Base Yr



542285 US HWY 1, CALLAHAN

BLD DATE	02/15/2018	KK	LGL DATE	
XF DATE	02/15/2018	KK	LAND DATE	02/15/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	881,524
TOTAL MARKET OB/XF VALUE	98,949
TOTAL LAND VALUE - MARKET	374,000
TOTAL MARKET VALUE	1,354,473
SOH/AGL Deduction	0
ASSESSED VALUE	1,354,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,354,473
TOTAL JUST VALUE	1,354,473
NCON VALUE	0
INCOME VALUE	1,380,460
PREVIOUS YEAR MKT VALUE	1,391,451

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						

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$.

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
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	85	13,082	
3	0810	CONCRETE A	0	0	0	0	318.00	SF	6.50	6.50	100	2001	2001	3	80	1,654	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
5	1127	BRICK 8"	0	0	0	0	296.00	SF	11.00	11.00	100	2001	2001	3	94	3,061	
6	0810	CONCRETE A	0	0	0	0	131.00	SF	6.50	6.50	100	2001	2001	3	80	681	
7	1123	CB 8"	0	0	0	0	360.00	SF	6.15	6.15	100	2001	2001	3	80	1,771	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2017	2017	3	92	1,104	
9	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	58	2001	2001	3	58	348	
10	0810	CONCRETE A	0	0	22	16	352.00	SF	6.50	6.50	100	2001	2001	3	80	1,830	

TOTAL OB/XF 45,730

LAND DESCRIPTION

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	002200	C	DRIVE-IN	0	0004	CH	170.00	275.00	46,750.00	SF		1.00	1.00	1.00	8.00	8.00	374,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 374,000 Market: 0 Agricultural: 0 Common: 374,000 PRINTED 08/06/2024 BY SYS

BLOCK 2 S-1 OF LOTS 2 & 3
IN OR 2158/1083
E H BRADDOCK ADDITION

TETK MANAGEMENT LLC
943 TROPIC BLVD
DELRAY BEACH, FL 33483

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

MARKET ADJUSTMENTS

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	881,524
TOTAL MARKET OB/XF VALUE	98,949
TOTAL LAND VALUE - MARKET	374,000
TOTAL MARKET VALUE	1,354,473
SOH/AGL Deduction	0
ASSESSED VALUE	1,354,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,354,473
TOTAL JUST VALUE	1,354,473
NCON VALUE	0
INCOME VALUE	1,380,460
PREVIOUS YEAR MKT VALUE	1,391,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BLD DATE	02/15/2018	KK	LGL DATE		
XF DATE	02/15/2018	KK	LAND DATE	02/15/2018	KK
INC DATE			AG DATE		

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
11	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	2017	2017	3	97	567	
12	0811	CONCRETE B	0	0	0	0	503.00	SF	5.20	5.20	100	2001	2001	3	80	2,092	
13	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2001	2001	3	80	416	
14	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	2001	2001	3	80	234	
15	0812	CONCRETE C	0	0	101	10	1,010.00	SF	4.00	4.00	100	2001	2001	3	80	3,232	
16	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2001	2001	3	100	300	
17	0400	CONC CURB	0	0	0	0	59.00	LF	15.00	15.00	100	2017	2017	3	98	867	
18	0811	CONCRETE B	0	0	0	0	641.00	SF	5.20	5.20	100	2017	2017	3	97	3,233	
19	0810	CONCRETE A	0	0	27	18	486.00	SF	6.50	6.50	100	2017	2017	3	97	3,064	
20	0810	CONCRETE A	0	0	0	0	132.00	SF	6.50	6.50	100	2017	2017	3	97	832	

TOTAL OB/XF 14,837

LAND DESCRIPTION

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REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 374,000 Market: 0 Agricultural: 0 Common: 374,000 PRINTED 08/06/2024 BY SYS

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

NASSAU COUNTY PROPERTY

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BLD DATE	02/15/2018	KK	LGL DATE		
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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
21	0810	CONCRETE A	0	0	45	10	450.00	SF	6.50	6.50	100	2017	2017	3	97	2,837	
22	0351	CARPORT MT	0	0	6	6	36.00	SF	10.00	10.00	100	2017	2017	3	78	281	
23	0810	CONCRETE A	0	0	44	5	220.00	SF	6.50	6.50	100	2017	2017	3	97	1,387	
24	0422	CL FNC 4'	0	0	0	0	388.00	LF	15.00	15.00	100	2007	2007	3	72	4,190	
25	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2017	2017	3	98	172	
26	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2017	2017	3	92	13,966	
27	0964	HALON SYST	0	0	6	3	18.00	SF	50.00	50.00	100	2017	2017	3	97	873	
28	0381	COOLER	0	0	14	8	112.00	SF	82.50	82.50	100	2017	2017	3	90	8,316	
29	0383	FREEZER	0	0	8	8	64.00	SF	105.00	105.00	100	2017	2017	3	90	6,048	
30	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2017	2017	3	78	312	

TOTAL OB/XF 38,382

LAND DESCRIPTION

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

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 374,000 Market: 0 Agricultural: 0 Common: 374,000 PRINTED 08/06/2024 BY SYS